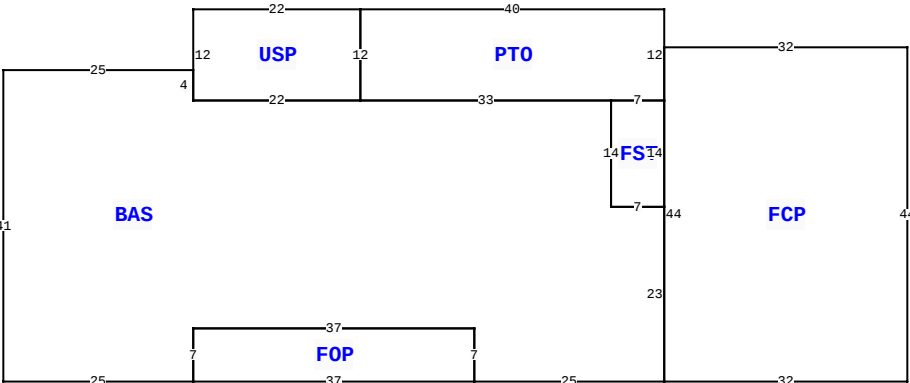


LYON LYMAN W/LYON RENATE I
432 SW DOCKERY LN
LAKE CITY, FL 32024

03-5S-16-03463-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		19	COMMON BRK 100		0100	01	3,562	104.7375	117.31	417,858	1975	1975	0	0	35.00	65.00	VALUATION BY		STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2021												Heated Area: 2962		HX Base Yr 2021										
Roof Cover		14	PREFIN MT 100														BUILDING MARKET VALUE		271,608										
Interior Wall		05	DRYWALL 100														TOTAL MARKET OB/XF VALUE		34,536										
Interior Floo		13	LAM/VNLPLK 50														TOTAL LAND VALUE - MARKET		86,100										
Interior Floo		14	CARPET 50														TOTAL MARKET VALUE		392,244										
Air Condition		03	CENTRAL 100														SOH/AGL Deduction		83,263										
Heating Type		04	AIR DUCTED 100														ASSESSED VALUE		308,981										
Bedrooms			3 100														TOTAL EXEMPTION VALUE		HX HB		50,722								
Bathrooms			3 100														BASE TAXABLE VALUE		258,259										
Frame		01	NONE 100		TOTAL JUST VALUE		392,244																						
Stories		1.	1. 100		NCON VALUE		0																						
Architectual		05	CONV 100		INCOME VALUE																								
Units			0 100		PREVIOUS YEAR MKT VALUE		392,244																						
Condition Adj		02	02 100																										
Kitchen Adjus		01	01 100																										
Quality		05	05																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		01																								
NEIGHBORHOOD/LOC		3516.00	1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,962	100		2,962	225,857																								
FCP	1,408	25		352	26,840																								
FOP	259	30		78	5,948																								
FST	98	55		54	4,118																								
PTO	480	5		24	1,830																								
USP	264	35		92	7,015																								
TOTALS		5,471		3,562	271,608	432 SW DOCKERY LN, LAKE CITY										BLD DATE		LGL DATE		04/08/2025		MLU							
EXTRA FEATURES												XF DATE		LAND DATE		AG DATE													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES													
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300														
2	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	1975	1975	3	40	14,336														
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200														
4	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400														
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,600														
6	0180	FPLC 1STRY	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	4,000														
7	0260	PAVEMENT-A	0 100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800														
8	0031	BARN, MT AE	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	12,900														
TOTAL OB/XF 34,536																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000												
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	11.30	AC		1.00	1.00	1.00	7,000.00	7,000.00	79,100												
REVIEW DATE 10/09/2019 BY KR Total Acres: 12.30 Total Land Value: 86,100 Market: 0 Agricultural: 0 Common: 86,100 PRINTED 10/03/2025 BY SYS																													