LOT 6 BLOCK B WESTWOOD ACRES
S/D. ORB 373-812, 792-120,
JTWRS 871-181, QC 1155-1048

ARCHER DEBORAH A
271 SW DALMATION LN
LAKE CITY, FL 32024

2025

04-4S-16-02758-000

BUILDING CHARACTERISTICS

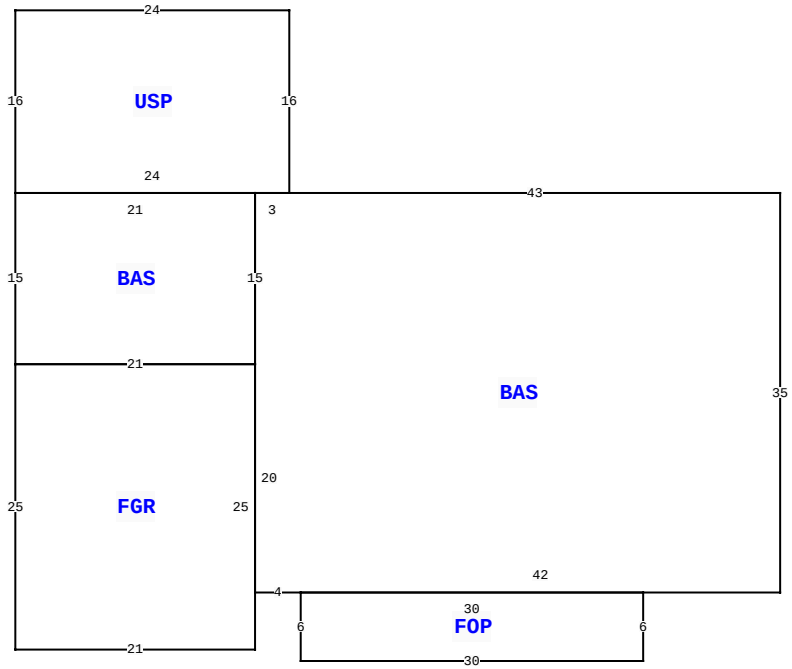
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	315	100		315	29,429
BAS	1,610	100		1,610	150,413
FGR	525	55		289	27,000
FOP	180	30		54	5,045
USP	384	35		134	12,519
TOTALS	3,014			2,402	224,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,402	128.3310	143.73	345,239	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 1999 Heated Area: 1925 HX Base Yr 1999



271 SW DALMATION LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		224,405
TOTAL MARKET OB/XF VALUE		650
TOTAL LAND VALUE - MARKET		16,400
TOTAL MARKET VALUE		241,455
SOH/AGL Deduction		125,750
ASSESSED VALUE		115,705
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,983
TOTAL JUST VALUE		241,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,436

SALE:1:1: LOT 6 BLOCK B WESTWOOD ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1155/1048	7/28/2008	QC	Q	I	01	100
GRANTOR: BRUCE J HANKIN						
GRANTEE: DEBORAH ARCHER						
0871/0181	12/15/1998	WD	Q	I		80,000
GRANTOR: ARGO						
GRANTEE: HANKIN & ARCHER (JT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 USP= N16 W24 S16 E24$ W3 BAS= W21 S15 E21 N15$ S15
FGR= W21 S25 E21 N25$ S20 E4FOP= S6 E30 N6 W30$ E42 N35$.

EXTRA FEATURES

LN	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	0294	SHED WOOD/	0	100	12	30	1.00	UT	0.00	0.00	100	0	0	3	100	650	

LAND DESCRIPTION

TOTAL OB/XF 650

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	2.05	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,400							

REVIEW DATE 10/11/2023 BY KS Total Acres: 2.05 Total Land Value: 16,400 Market: 0 Agricultural: 0 Common: 16,400 PRINTED 08/01/2025 BY SYS