

LOT 2 BLOCK D WESTWOOD ACRES.
392-535, 407-334, 636-44, 845-25

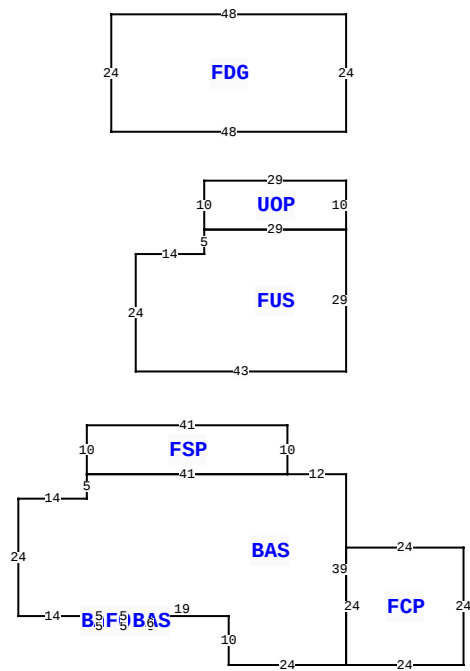
MAY MARIE E LIVING TRUST DATED JUNE 13, 2023
174 SW DALMATION LN
LAKE CITY, FL 32024

2025

04-4S-16-02764-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	14	PREFIN MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,372	114.5130	128.25	560,709	1975	2000	0	0	24.00	76.00
1 SINGLE FAM - 100% - 1998			Heated Area: 3312			HX Base Yr 1998					



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10	100		10	975
BAS	12	100		12	1,170
BAS	2,113	100		2,113	205,954
FCP	576	25		144	14,036
FDG	1,152	60		691	67,352
FOP	10	30		3	293
FSP	410	40		164	15,985
FUS	1,177	100		1,177	114,722
UOP	290	20		58	5,654
TOTALS	5,750			4,372	426,139

174 SW DALMATION LN, LAKE CITY										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	0.00	0.00	100	0	0	3	100	300				
1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200				
1.00	UT	0.00	0.00	100	0	0	3	100	160				
576.00	UT	5.00	5.00	60	1993	1993	3	60	1,728				
480.00	UT	70.00	70.00	100	2007	2007	3	58	19,488				
1,296.00	UT	2.25	2.25	100	2010	2010	3	100	2,916				
1.00	UT	0.00	0.00	100	2017	2017	3	100	300				
1.00	UT	0.00	0.00	100	2017	2017	3	100	300				
1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000				
1.00	UT	0.00	0.00	100	2017	2017	3	100	900				

LAND DESCRIPTION										TOTAL OB/XF						28,292		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	0100	C	SFR	100		A-1	0.00	0.00	2.03	AC		1.00	1.00	1.00	8,000.00	8,000.00		
REVIEW DATE		07/30/3019		BY	HC	Total Acres: 2.03			Total Land Value: 16,240				Market: 0			Agricultural: 0		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		426,139	
TOTAL MARKET OB/XF VALUE		28,692	
TOTAL LAND VALUE - MARKET		16,240	
TOTAL MARKET VALUE		471,071	
SOH/AGL Deduction		268,041	
ASSESSED VALUE		203,030	
TOTAL EXEMPTION VALUE		98 HX HB 203,030	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		471,071	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		450,721	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043027	Remodel	60,000	10/25/2021
37348	REMODEL	331	10/23/2018
28937	GARAGE	25	10/13/2010
25821	POOL	95	05/18/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/51	6/13/2023	WD	U	I	11	100
GRANTOR: MAY MARIE E						
GRANTEE: MAY MARIE E LIVING						
1285/1566	8/29/2014	WD	U	I	30	100
GRANTOR: ROBERT MAY						
GRANTEE: ROBERT & MARIE MAY						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W12 FSP= N10 W41 S10 E41\$ W41 S5 W14 S24 E14 BAS= S2 E5 N2 W5\$ E5 FOP= S2 E5 N2W5\$ E5 BAS= S2 E6 N2 W6\$ E19 S10 E24 FCP= E24 N24 W24 S24\$ N39\$ PTR=N50 UOP= N10 W29 S10 E29\$ FUS= W29 S5 W14 S24E43 N29\$ S50\$ PTR= N70 FDG= N24 W48 S24 E48\$ S70\$.											

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