LOT 106 & THE WEST 5 FT OF LOT 1
LANDING S/D.

DEDOS GEORGE
1279 SW PANTHER PL
LAKE CITY, FL 32025

**2026**

**06-4S-17-08028-206**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

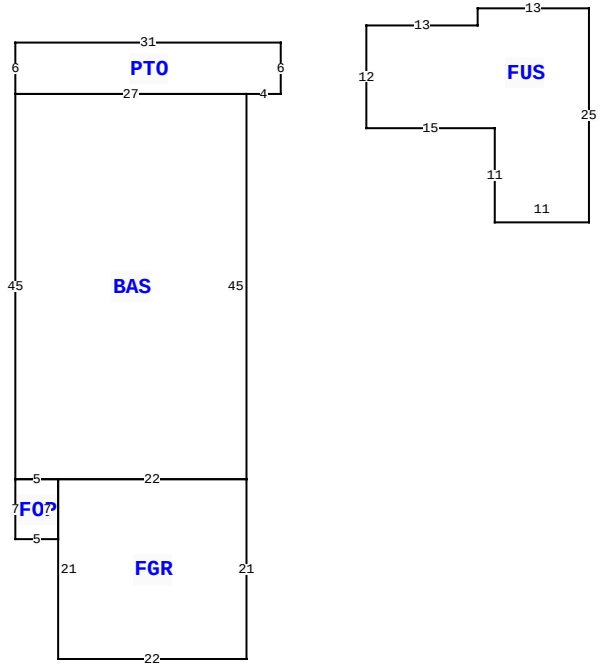
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 6417.1200 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,215 | 100 | | 1,215 | 108,147 |
| FGR | 462 | 55 | | 254 | 22,609 |
| FOP | 35 | 30 | | 10 | 890 |
| FUS | 459 | 100 | | 459 | 40,856 |
| PTO | 186 | 5 | | 9 | 801 |
| TOTALS | 2,357 | | | 1,947 | 173,302 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,947 | 104.7731 | 117.35 | 228,480 | 2002 | 2002 | 0 | 0 | 0 | 24.15 | 75.85 |

1 SINGLE FAM 0% - 2025 Heated Area: 1674 HX Base Yr




1279 SW PANTHER PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 173,302 |
| TOTAL MARKET OB/XF VALUE | 992 |
| TOTAL LAND VALUE - MARKET | 15,750 |
| TOTAL MARKET VALUE | 190,044 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 190,044 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 190,044 |
| TOTAL JUST VALUE | 190,044 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 192,443 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 0808 | REROOF | 7,000 | 10/03/2025 |
| 2236 | SFR | 320 | 10/31/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1512/770 | 4/08/2024 | WD | Q | I | 01 | 220,000 |
| GRANTOR: THOMPSON RICK E | | | | | | |
| GRANTEE: DEDOS GEORGE | | | | | | |
| 1026/1498 | 9/20/2004 | WD | Q | I | 01 | 100 |
| GRANTOR: BEADLE | | | | | | |
| GRANTEE: THOMPSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N45 PTO= E4 N6 W31 S6 E27$ W27 S45 FOP= S7 E5 N7 W5$ E5 FGR= S21 E22 N21 W22$ E22 $ PTR= N30 E40 FUS= N25 W13 S2 W13 S12 E15 S11 E11$ S30 W40 $.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 496.00 | UT | 2.00 | 2.00 | 100 | 2002 | 2002 | 3 | 100 | 992 | |

## LAND DESCRIPTION

TOTAL OB/XF 992

| 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 | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.70 | 22,500.00 | 15,750.00 | 15,750 | | | | | | | |

REVIEW DATE 04/16/2024 BY ME Total Acres: 0.08 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/18/2025 BY SYS