BEG SE COR OF W1/2 OF SE1/4, RUN
N 544.5 FT, E 400 FT, S 544.5 FT

BOYETTE HAL
2449 SW DAIRY ST
LAKE CITY, FL 32024

2026

06-5S-16-03482-001

BUILDING CHARACTERISTICS

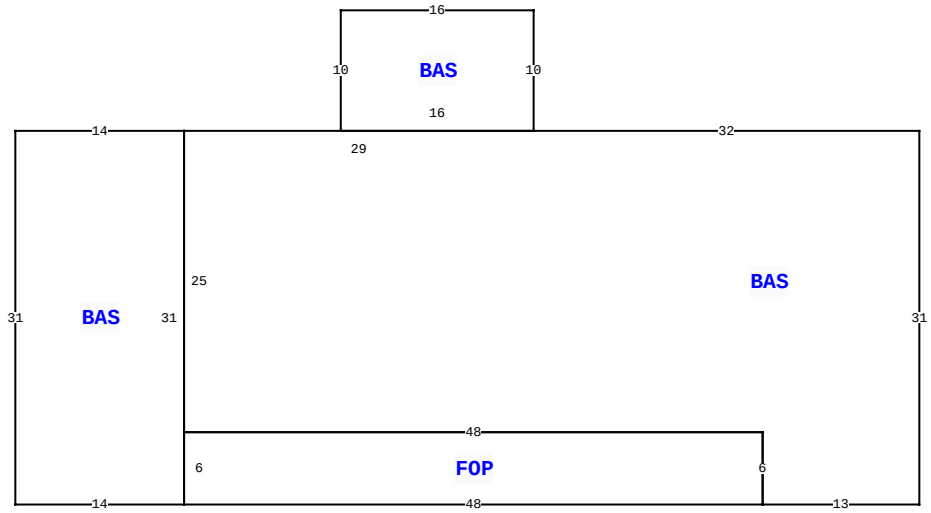
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	12,428
BAS	434	100		434	33,711
BAS	1,603	100		1,603	124,513
FOP	288	30		86	6,680
TOTALS	2,485			2,283	177,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,283	106.7000	119.50	272,818	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 2197 HX Base Yr 1995



2449 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,332
TOTAL MARKET OB/XF VALUE		15,194
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		242,526
SOH/AGL Deduction		120,950
ASSESSED VALUE		121,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,854
TOTAL JUST VALUE		242,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045720	Electrical Servic	0	10/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0802/2011	1/12/1994	DC	U	I	12	0

GRANTOR: ROZELLA BOYETTE-DECEA

GRANTEE: HAL BOYETTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 BAS= N10 W16 S10 E16$ W29 BAS= W14 S31 E14 N31$ S25
FOP= S6 E48 N6 W48$ E48S6 E13 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	32	40	1,280.00	UT	0.30	0.30	100	0	0	3	100	384	
3	0251	LEAN TO W/	0	100	12	40	480.00	UT	5.00	5.00	100	2006	2006	3	100	2,400	
4	0060	CARPORT F	0	100	20	20	400.00	UT	5.00	5.00	100	2006	2006	3	100	2,000	
5	0040	BARN,POLE	0	100	35	63	2,205.00	UT	2.00	2.00	100	2019	2019	3	100	4,410	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 15,194

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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 11/07/2022 BY JB Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS