

W 155 FT OF E 1005.69 FT OF S1/2  
NW1/4 OF NE1/4 EX N 1.0 FT.

TABB JASMINE/MCPHEARSON ZACHARY  
170 SW DYNASTY GLN  
LAKE CITY, FL 32024

2026

06-5S-17-09129-004



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floop           | 06 | VINYL ASB 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1.5 100        |
| Frame                    | 01 | NONE 100       |
| Stories                  | 1. | 1. 100         |
| Architectural            | 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 01 |
| NEIGHBORHOOD/LOC | 6517.00            | 1.00/       |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 240              | 100         |      | 240          | 19,027               |
| BAS       | 1,134            | 100         |      | 1,134        | 89,904               |
| FOP       | 48               | 30          |      | 14           | 1,110                |
| FOP       | 72               | 30          |      | 22           | 1,744                |
| FST       | 84               | 55          |      | 46           | 3,647                |
| TOTALS    | 1,578            |             |      | 1,456        | 115,432              |

| EXTRA FEATURES |            |             |     |     |    |    |       |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|-------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0210       | GARAGE U    | 0   | 0   | 26 | 26 | 1.00  | UT | 0.00     | 0.00           |       |
| 2              | 0166       | CONC, PAVMT | 0   | 0   | 0  | 0  | 1.00  | UT | 0.00     | 0.00           |       |
| 3              | 0190       | FPLC PF     | 0   | 0   | 0  | 0  | 1.00  | UT | 1,200.00 | 1,200.00       |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 0100     | C   | SFR                  | 0   |     | A-1      | 0.00  | 0.00  | 1.18        | AC        |       |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |         |        |
|-----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0100                                                | 01  | 1,456     | 108.9000    | 121.97         | 177,588        | 1974 | 1974 | 0    | 0    | 0 35.00 | 65.00  |
| 1 SINGLE FAM 0% - 2025 Heated Area: 1374 HX Base Yr |     |           |             |                |                |      |      |      |      |         |        |
|                                                     |     |           |             |                |                |      |      |      |      |         |        |
| 170 SW DYNASTY GLN, LAKE CITY                       |     |           |             |                |                |      |      |      |      |         |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 3,000       |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 3              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 115,432   |   |
| TOTAL MARKET OB/XF VALUE  |  | 3,000     |   |
| TOTAL LAND VALUE - MARKET |  | 21,240    |   |
| TOTAL MARKET VALUE        |  | 139,672   |   |
| SOH/AGL Deduction         |  | 0         |   |
| ASSESSED VALUE            |  | 139,672   |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 139,672   |   |
| TOTAL JUST VALUE          |  | 139,672   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  | 0         |   |
| PREVIOUS YEAR MKT VALUE   |  | 139,672   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1379/2752                      | 2/22/2019 | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: NEIL R STULTS         |           |           |     |     |        |            |  |
| GRANTEE: JASMINE TABB & ETAL   |           |           |     |     |        |            |  |
| 0330/0372                      | 9/03/1974 | WD        | Q   | I   | 01     | 13,363     |  |
| GRANTOR: JIM L & BARBARA A MCG |           |           |     |     |        |            |  |
| GRANTEE: GEORGE & HELEN STUL   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                              |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W42 S27 E24 FOP= S4 E18 N4 W18\$ E18 FOP= S4 E12 N4 W12\$BAS= E12 N20W12 S20\$ N20 FST= E12 N7W12S7\$ N7\$. |  |  |  |  |  |  |  |  |  |  |  |