BEG SW COR OF SW1/4 OF NE1/4, RU 245 FT, S 200.36 FT, W 245 FT TO UNIT 2 TINA'S S/D).

DINGES SARA
106 SW VERA GLN
LAKE CITY, FL 32024-1805

2026

06-5S-17-09137-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

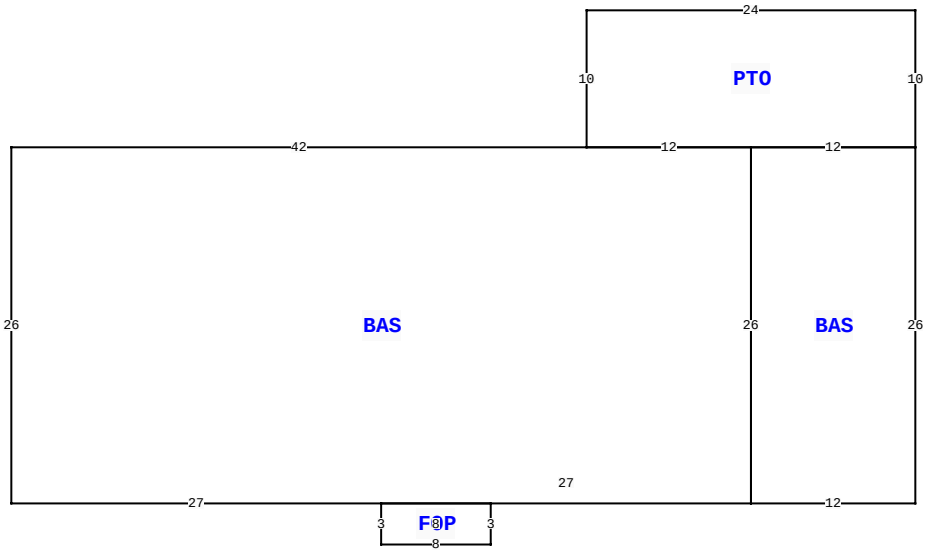
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6517.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	25,488
BAS	1,404	100		1,404	114,696
FOP	24	30		7	572
PTO	240	5		12	980
TOTALS	1,980			1,735	141,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,735	112.2100	125.68	218,055	1973	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1716 HX Base Yr 2014



106 SW VERA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,736
TOTAL MARKET OB/XF VALUE		3,100
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		164,836
SOH/AGL Deduction		53,972
ASSESSED VALUE		110,864
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,142
TOTAL JUST VALUE		164,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049746	Roof Replacement	26,000	05/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1264/1687	11/07/2013	QC	U	I	11	100
GRANTOR: NEIL DINGES (SINGLE)						
GRANTEE: SARA DINGES (SINGLE						
0903/1878	3/28/2000	WD	Q	I		77,714
GRANTOR: SCOTT & KELLY BASS						
GRANTEE: N DINGES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S26 E27 FOP= S3 E8N3 W8$ E27 BAS= E12 N26 W12 S26$ N26 PTO= E12 N10 W24 S10 E12$ W12$.

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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,100

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 06/10/2024 BY JS Total Acres: 1.13 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/05/2025 BY SYS