E1/2 OF S1/2 OF S1/2 OF NW1/4
OF SW1/4, EX RD R/W.

BRITT WALLACE A/BRITT LEOLA L
852 SW DEKLE RD
LAKE CITY, FL 32024-1925

2026

07-4S-16-02806-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

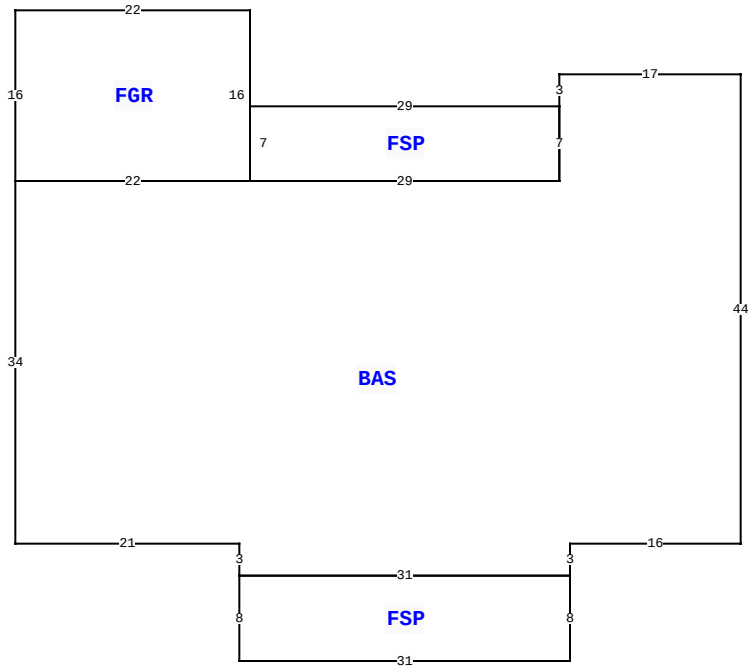
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,575	100		2,575	246,285
FGR	352	55		194	18,555
FSP	203	40		81	7,747
FSP	248	40		99	9,469
TOTALS	3,378			2,949	282,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,949	118.6028	132.84	391,745	1997	1997	0	0	0	28.00	72.00

2 SINGLE FAM 100% - 2012 Heated Area: 2575 HX Base Yr 2012



852 SW DEKLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		282,056
TOTAL MARKET OB/XF VALUE		18,215
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		355,271
SOH/AGL Deduction		107,270
ASSESSED VALUE		248,001
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		192,279
TOTAL JUST VALUE		355,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,189

XFOB:2:1: HYAT ID#010931-A & B ORB 783-1780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30552	MAINT/ALTR	40	10/22/2012
12405	SFR	395	04/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1214/0749	5/04/2011	WD	Q	I	01	257,000
GRANTOR: FRANK J & MALINDA L C						
GRANTEE: WALLACE A & LEOLA A						
1158/1968	9/18/2008	WD	Q	I		280,000
GRANTOR: GLORIA C LAY TRUST						
GRANTEE: FRANK JR & MALINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S3 FSP= W29 S7 E29 N7$ S7 W29 FGR= N16 W22 S16 E22$ W22 S34 E21 S3 FSP= S8 E31 N8 W31$ E31 N3 E16 N44$.

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	0031	BARN,MT AE	0	100	25	50	1,250.00	UT	10.00	10.00	75	0	0	3	75	9,375	
2	0040	BARN,POLE	0	100	24	50	1,200.00	UT	3.25	3.25	100	1993	1993	3	100	3,900	
3	0263	PRCH,USP	0	100	15	34	510.00	UT	4.00	4.00	100	1993	1993	3	100	2,040	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 18,215

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	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 02/13/2024 BY JB Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS