LOT 18 BLOCK A HOLLY BROOK S/D

811-1185, 848-2558, AG 868-1749,

DALLAROSA MATTHEW/WATSKY HALEY
226 SW BAMBI LN
LAKE CITY, FL 32025

2026

07-4S-17-08106-218

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

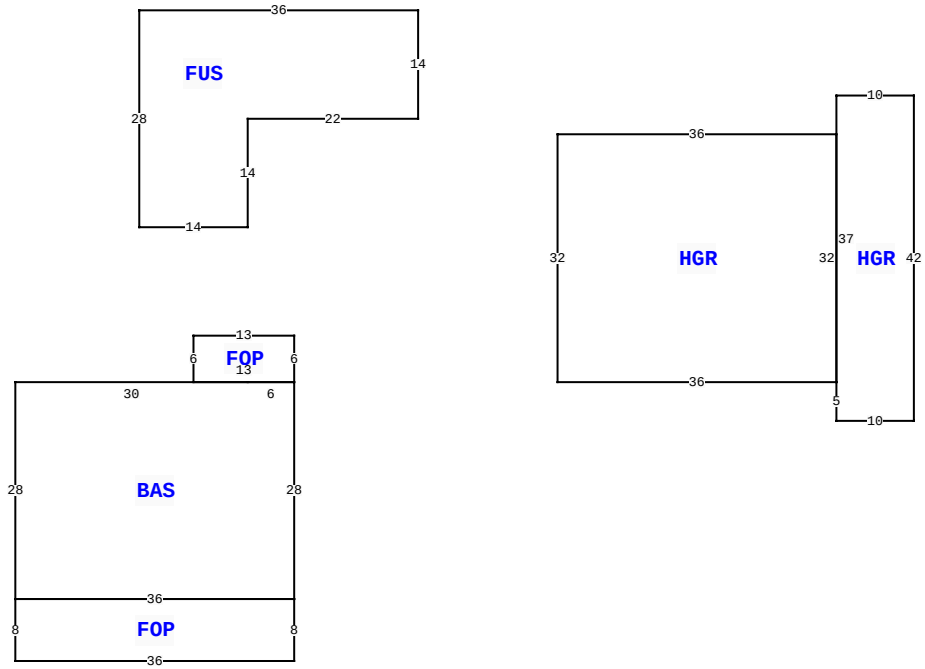
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 06
NEIGHBORHOOD/LOC	7417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	102,423
FOP	78	30		23	2,337
FOP	288	30		86	8,738
FUS	700	100		700	71,127
HGR	420	45		189	19,205
HGR	1,152	45		518	52,634
TOTALS	3,646			2,524	256,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,524	120.9600	135.48	341,952	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2025 Heated Area: 1708 HX Base Yr



226 SW BAMBI LN, 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: 2	Tax Dist:
BUILDING MARKET VALUE	256,464
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	275,564
SOH/AGL Deduction	0
ASSESSED VALUE	275,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,564
TOTAL JUST VALUE	275,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,984

LAND:1:1: .50 AC, LOT HAS ACCESS TO AIRPARK RUNWAY

SALE:2:1: ALSO ORB 849-2556

SALE:1:1: SALE INCL EASEMENTS OVER SEVERAL PARCELS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052929	Roof Replacement	12,000	04/23/2025
14897	GARAGE	70	12/31/1998
14211	SFR	335	06/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/1235	10/09/2024	WD	U	I	37	225,000
GRANTOR: ROSE SUSAN						
GRANTEE: DALLAROSA MATTHEW						
1504/2395	12/12/2023	LE	U	I	14	0
GRANTOR: WOODWORTH MORTON F (E						
GRANTEE: FAFALLA KATE (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S28 FOP= S8 E36 N8 W36$ E36 N28 FOP= N6 W13 S6 E13$ W6 PTR= N20 FUS= N14 E22 N14 W36 S28 E14$ S20$ PTR= E40 HGR= E36 HGR= S5 E10 N42 W10 S37 $ N32 W36 S32$ 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/05/2025 BY chuck Total Acres: 0.49 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS