

LOT 6 BLOCK B HOLLY BROOK S/D.
811-1185, 837-2025, WD 1051-2860

DICK SEAN/DICK SUNSHINE
528 SW DEANNA TERR
LAKE CITY, FL 32025

2026

07-4S-17-08106-236



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,942	113.5628	127.19	247,003	2008	2008	0	0	0	21.25	78.75	
1 SINGLE FAM		100% - 2021				Heated Area: 1736				HX Base Yr 2021			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100		868	86,941
FGR	264	55		145	14,524
FOP	124	30		37	3,706
FUS	868	100		868	86,941
UOP	120	20		24	2,404
TOTALS	2,244			1,942	194,515

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0 100	0	0	824.00	UT	3.00	3.00	100	2008	2008	3
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3

528 SW DEANNA TER, LAKE CITY				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	
				04/21/2023			MLU

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		194,515	
TOTAL MARKET OB/XF VALUE		2,672	
TOTAL LAND VALUE - MARKET		17,575	
TOTAL MARKET VALUE		214,762	
SOH/AGL Deduction		45,729	
ASSESSED VALUE		169,033	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		118,311	
TOTAL JUST VALUE		214,762	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,849	

LAND:1:1: .59 AC LOW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
24266	SFR	468	03/17/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/354	12/28/2020	WD	Q	I	01	200,000
GRANTOR: DUREN WILLIAM LOGAN						
GRANTEE: DICK SEAN						
1334/2360	4/14/2017	WD	Q	I	01	149,900
GRANTOR: DANIEL SAURIOL						
GRANTEE: WILLIAM LOGAN DUREN						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W12 U0P= N10 W12 S10 E12\$ W19 S5 FGR= W12 S22 E12 N22\$ S23 FOP= S4 E31 N4 W31\$ E31 N28\$ PTR= N30 FUS= N28 W31 S28 E31\$ S30\$.													

LAND DESCRIPTION										TOTAL OB/XF														2,672									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.95	18,500.00	17,575.00	17,575																