LOT 16 HOLLY HILL S/D.
826-313, 833-1461, 856-370, 966-

DAHLGREN DON/DAHLGREN KERRI
260 SW DEANNA TER
LAKE CITY, FL 32025

2026

07-4S-17-08111-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

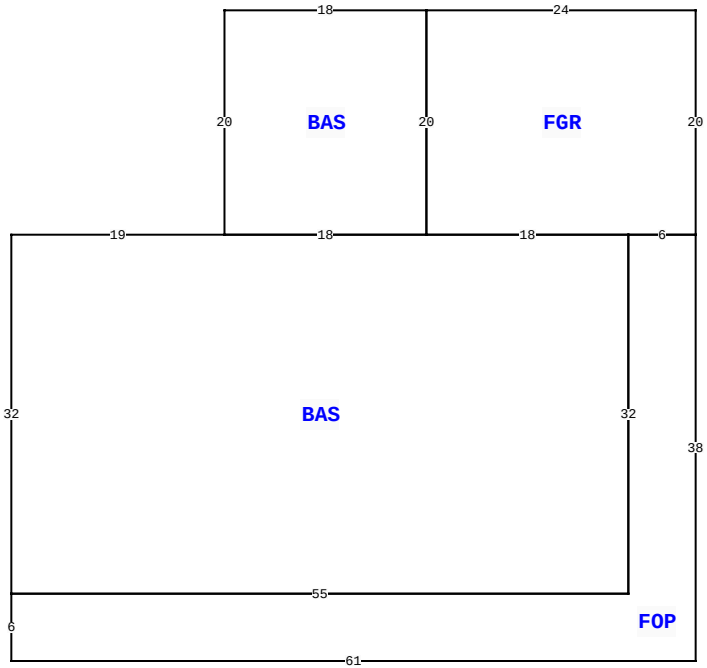
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0700	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	38,336
BAS	1,760	100		1,760	187,419
FGR	480	55		264	28,113
FOP	558	30		167	17,783
TOTALS	3,158			2,551	271,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,551	132.0550	147.90	377,293	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2024 Heated Area: 2120 HX Base Yr 2024



260 SW DEANNA TER, 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		271,651
TOTAL MARKET OB/XF VALUE		10,288
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		300,439
SOH/AGL Deduction		81,065
ASSESSED VALUE		219,374
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,652
TOTAL JUST VALUE		300,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12066	SFR	295	01/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/2763	1/17/2023	WD	Q	I	01	318,000
GRANTOR: SELLERS NINA Y						
GRANTEE: DAHLGREN DON						
1417/0590	8/14/2020	QC	U	I	11	100
GRANTOR: NINA Y SELLERS						
GRANTEE: NINA Y SELLERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S32 FOP= S6 E61 N38W6 S32 W55$ E55 N32 FGR= E6 N20 W24 S20 E18$ W18 BAS= N20W18 S20 E18$ W18$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	10	100.00	UT	10.00	10.00	100	1998	1998	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	2,500	
4	0166	CONC,PAVMT	0	100	0	0	1,544.00	UT	2.00	2.00	100	1998	1998	3	100	3,088	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 10,288

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	18,500.00	18,500.00	18,500							

REVIEW DATE 02/23/2023 BY ME Total Acres: 0.54 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS