

E1/2 OF NW1/4 & BEG AT NE COR OF
COLUMBIA ACRES RUN W 300 FT, S 1
300 FT, N 20.6 FT TO POB & W1/2

BOYETTE VIRGINIA
2676 SW DAIRY ST
LAKE CITY, FL 32024

2026

07-5S-16-03486-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 5000 IMPROVED AG

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 7516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	67,640
UCP	432	20		86	3,148
UOP	112	20		22	805
UOP	627	20		125	4,575

TOTALS 3,019 2,081 76,168

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	% COND	OB/XF MKT VALUE	NOTES
1	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0294	SHED WOOD/	0	0	40	80	1.00	UT	0.00	0.00	100	0	0	3	100	750	
3	0020	BARN, FR	0	100	34	80	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0213	GRAIN BIN	0	0	36	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0213	GRAIN BIN	0	0	15	16	1.00	UT	0.00	0.00	100	0	0	3	100	750	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
8	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2024	2023		97	28,518	
9	0166	CONC, PAVMT	0	100	20	36	300.00	UT	3.00	3.00	100	2024	2023		100	900	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	155.22	AC		1.00	1.00	1.00	370.00	370.00	57,431							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	155.22	AC		1.00	1.00	1.00	3,500.00	3,500.00	543,270							

REVIEW DATE 11/15/2023 BY HC

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,081	50.2740	56.31	117,181	1920	1920	0	0	0	35.00	65.00	

1 SINGLE FAM 100% - 0

2676 SW DAIRY ST, LAKE CITY

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

04/10/2025 MLU

TOTAL OB/XF 39,118

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	155.22	AC		1.00	1.00	1.00	370.00	370.00	57,431							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	155.22	AC		1.00	1.00	1.00	3,500.00	3,500.00	543,270							

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1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	155.22	AC		1.00	1.00	1.00	370.00	370.00	57,431							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	155.22	AC		1.00	1.00	1.00	3,500.00	3,500.00	543,270							

REVIEW DATE 11/15/2023 BY HC

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		76,168
TOTAL MARKET OB/XF VALUE		39,118
TOTAL LAND VALUE - MARKET		546,770
TOTAL MARKET VALUE		176,217
SOH/AGL Deduction		42,609
ASSESSED VALUE		133,608
TOTAL EXEMPTION VALUE	HX HB SX WX	105,722
BASE TAXABLE VALUE		27,886
TOTAL JUST VALUE		662,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		662,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052235	Roof Replacement	12,500	02/03/2025
000046047	Swimming Pool and	48,000	12/06/2022
38436	M H	375	08/05/2019

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/2182	6/14/2016	LE	U	I	14	100
GRANTOR: VIRGINIA R BOYETTE (R)						
GRANTEE: KATHRYN BOYETTE CLA						
1045/0772	4/02/2005	QC	Q	V	03	100
GRANTOR: REED						
GRANTEE: BOYETTE						

SALES DATA						
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BUILDING NOTES																							
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BUILDING DIMENSIONS

BAS= W20 UOP= N16 W7 S16 E7\$ W7 N16 W30 S40 UOP= S11 E57N11
W57\$ E57 UCP= E18 N24 W18 S24\$ N24\$.

REVIEW DATE 11/15/2023 BY HC Total Acres: 156.22 Total Land Value: 60,931 Market: 543,270 Agricultural: 57,431 Common: 3,500 PRINTED 11/19/2025 BY SYS