

HITSON SHIRLEY/JOHNSON BUDDY MAC
1568 SW DAIRY ST
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		19		COMMON BRK 100		0100		01		2,112		113.2960		126.89		267,992		1991		1991		0		0		34.00		66.00		VALUATION BY					STANDARD														
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 1999				Heated Area: 2031														Tax Group: 3					Tax Dist:														
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					176,875														
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					22,666														
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					69,800														
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					269,341														
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					91,685														
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					177,656														
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					HX HB 50,722														
Bathrooms				2 100																										BASE TAXABLE VALUE					126,934														
Frame		01		NONE 100																										TOTAL JUST VALUE					269,341														
Stories		1.		1. 100																										NCON VALUE					0														
Architectual		05		CONV 100																										INCOME VALUE																			
Units				0 100																										PREVIOUS YEAR MKT VALUE					272,021														
Condition Adj		03		03 100																																													
Kitchen Adjus		01		01 100																																													
Quality		05		05																																													
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																															02														
NEIGHBORHOOD/LOC		8516.0100		1.00/																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		432		100				432		36,179																																							
BAS		1,599		100				1,599		133,912																																							
FOP		15		30				4		335																																							
FSP		192		40				77		6,449																																							
TOTALS		2,238						2,112		176,875																																							
EXTRA FEATURES																																																	
1568 SW DAIRY ST, LAKE CITY																																																	
BLD DATE																																																	
XF DATE																																																	
INC DATE																																																	
LGL DATE																																																	
LAND DATE																																																	
AG DATE																																																	
05/10/2024																																																	
MLU																																																	
BUILDING NOTES																																																	
BUILDING DIMENSIONS																																																	
BAS= W31 S29 E27 FOP= E5 N3 W5 S3\$ N3 E5 S3 E22 BAS= S3 E15																																																	
N32 W7 S6 W8 S23\$ N23 E8 N6 W15 FSP= N12 W16 S12 E16\$ W16\$.																																																	
LAND DESCRIPTION																																																	
TOTAL OB/XF																																																	
22,666																																																	
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		6.98		AC				1.00		1.00		1.00		10,000.00		10,000.00		69,800															
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