COMM SW COR OF E1/2 OF NW 1/4, N
N 1672.22 FT, E 302.05 FT, S 167
N R/W OF OLD TROY RD, W ALONG R/

DUNN WALTER S/DUNN BONNIE J
483 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

10-4S-16-02849-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

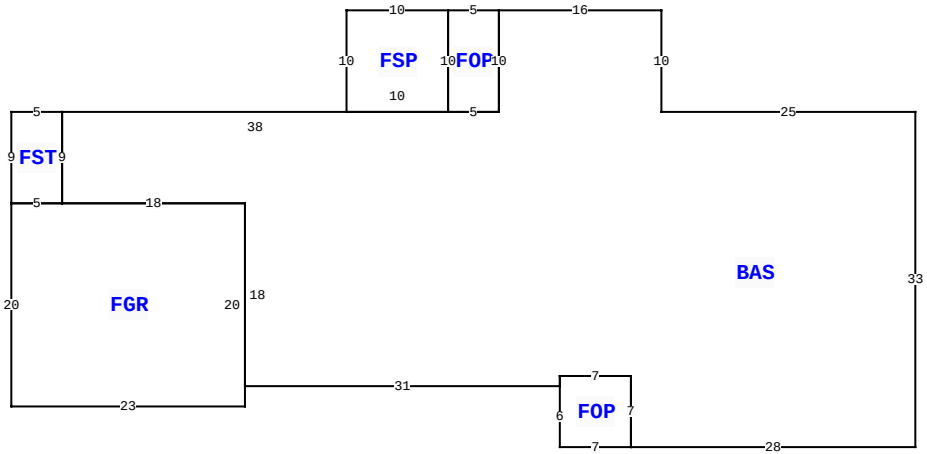
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,265	100		2,265	199,077
FGR	460	55		253	22,237
FOP	49	30		15	1,318
FOP	50	30		15	1,318
FSP	100	40		40	3,516
FST	45	55		25	2,198
TOTALS	2,969			2,613	229,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,613	120.7360	135.22	353,330	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2265 HX Base Yr



973 SW TROY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	04/25/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	229,664
TOTAL MARKET OB/XF VALUE	39,648
TOTAL LAND VALUE - MARKET	101,655
TOTAL MARKET VALUE	284,592
SOH/AGL Deduction	0
ASSESSED VALUE	284,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,592
TOTAL JUST VALUE	370,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052737	Generator		03/28/2025
27023	MAINT/ALTR	45	05/19/2008
26016	POOL ENCL	85	07/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/0678	3/04/2020	LE	U	I	14	100
GRANTOR: SAMUEL O DUNN (ENH LI						
GRANTEE: WALTER S DUNN & BON						
1355/1709	3/13/2018	LE	U	I	14	100
GRANTOR: SAMUEL O DUNN (LIFE E						
GRANTEE: WALTER S DUNN (RMDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N33 W25 N10 W16 FOP= W5S10 E5 N10$ S10 W5 FSP= N10 W10 S10 E10$ W38 FST= W5 S9 E5 N9$ S9 FGR= W5 S20 E23 N20 W18$ E18 S18 E31 FOP= N1 E7 S7 W7 N6$ N1 E7 S7E28 $.

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	0294	SHED WOOD/	0	0	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,384	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,200	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
6	0282	POOL ENCL	0	0	38	56	2,128.00	UT	15.00	15.00	100	2007	2007	3	40	12,768	
7	0040	BARN,POLE	0	0	24	30	720.00	UT	3.00	3.00	100	2007	2007	3	100	2,160	
8	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,500	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
10	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 37,648

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		A-1	0.00	0.00	2.59	AC		1.00	1.00	1.00	4,500.00	4,500.00	11,655							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 01/18/2024 BY KS Total Acres: 12.59 Total Land Value: 15,280 Market: 90,000 Agricultural: 3,625 Common: 11,655 PRINTED 11/10/2025 BY SYS

COMM SW COR OF E1/2 OF NW 1/4, N
N 1672.22 FT, E 302.05 FT, S 167
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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	

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TOTALS					

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
12	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
13	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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

REVIEW DATE 01/18/2024 BY KS Total Acres: 12.59 Total Land Value: 15,280 Market: 90,000 Agricultural: 3,625 Common: 11,655 PRINTED 11/10/2025 BY SYS