



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100		1,962	209,635
FDG	625	60		375	40,068
FGR	528	55		290	30,986
FOP	73	30		22	2,351
FOP	81	30		24	2,564

TOTALS	3,269			2,673	285,603
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	1,597.00	UT 2.00
2	0120	CLFENCE	4	0	100	0	0	1.00	UT 0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,673 120.7584 135.25 361,523 2004 2004 0 0 0 21.00 79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1962 HX Base Yr 2005

Diagram showing property layout with areas BAS, FDG, FGR, and FOP. Dimensions are provided for each area and the overall lot.

186 SW DUSTY GLN, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
3,794									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1 3			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		285,603	
TOTAL MARKET OB/XF VALUE		3,794	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		324,397	
SOH/AGL Deduction		95,085	
ASSESSED VALUE		229,312	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		178,590	
TOTAL JUST VALUE		324,397	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,012	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043114	Roof Replacement	18,480	11/05/2021
21061	GARAGE	126	09/10/2003
21060	SFR	362	09/10/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0824/1145	7/02/1996	WD	Q	V		16,000	
GRANTOR: RUSSELL & DOROTHY BAI							
GRANTEE: WAYNE D & SONHWA WO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W17 S50 E12 FOP= S3 E8 N10 W7 S7 W1\$ E1 N7 E16 FGR= S24 E22 N24 W22\$ E22 N32 L3 U3 W8 D3 L3 L3 U3 W6 FOP= N4 W11 S8 E8 N1 R3 U3 \$ D3 L3 S1 W8 N12\$ PTR= E30 FDG= E25 N25 W25 S25\$ W30\$.									