

LOT 6 BLOCK B TROY PINES S/D.
372-490, 608-123, PB 809-1606, 8

ABLE VENTURES LLC
126 SW STAFFORD CT
LAKE CITY, FL 32024

2026

10-4S-16-02894-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 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	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	297	100		297	26,543
BAS	1,161	100		1,161	103,757
FOP	120	30		36	3,218

TOTALS	1,578			1,494	133,516
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0100	C	SFR	100		RSF/M	66.00	242.00	1.00	LT	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	1,494	122.7600	137.49	205,410	1977	1977	0	0	0 35.00	65.00

1 SINGLE FAM 100% - 1997

Heated Area: 1458

HX Base Yr 1997

27

43

27

24

19

4

30

38

11

11

BAS

FOP

BAS

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

127 SW SUNSET WAY, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		133,516	
TOTAL MARKET OB/XF VALUE		4,000	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		156,016	
SOH/AGL Deduction		76,695	
ASSESSED VALUE		79,321	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		28,599	
TOTAL JUST VALUE		156,016	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		156,016	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1550/1808	9/22/2025	WD	Q	I	01	175,000	
GRANTOR: DUPREE JOSEPH LAMAR J							
GRANTEE: ABLE VENTURES LLC							
1538/961	4/17/2025	WD	U	I	30	50,000	
GRANTOR: COLEMAN JOAN K							
GRANTEE: DUPREE JOSEPH LAMAR							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W43 S27 E24 FOP= S4 E30N4 W30\$ E19 BAS= E11 N27 W11 S27\$ N27\$.											