LOT 30 MAY-FAIR S/D UNIT 3.
WD 1288-1549, WD 1313-986, WD 13

HUYNH DUNG CHI
138 SW LUCILE CT
LAKE CITY, FL 32024

2026

11-4S-16-02911-330

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

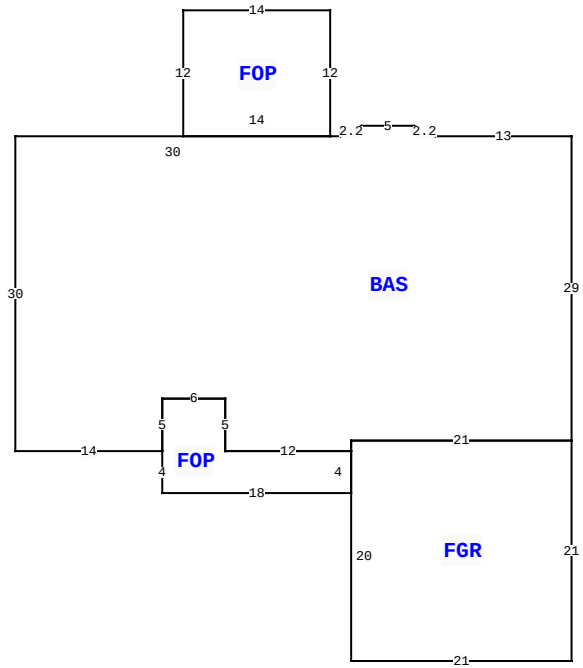
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 11416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100		1,546	196,229
FGR	441	55		243	30,844
FOP	102	30		31	3,935
FOP	168	30		50	6,346
TOTALS	2,257			1,870	237,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	124.5321	139.48	260,828	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 1546 HX Base Yr 2017



138 SW LUCILE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		237,353
TOTAL MARKET OB/XF VALUE		5,872
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		278,225
SOH/AGL Deduction		97,847
ASSESSED VALUE		180,378
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,656
TOTAL JUST VALUE		278,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33881	SFR	692	03/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1324/1063	10/24/2016	WD	Q	I	01	175,000
GRANTOR: TRENT GIEBEIG CONST I						
GRANTEE: DUNG CHI HUYNH						
1313/0986	3/30/2016	WD	U	V	30	12,000
GRANTOR: ELAINE K TOLAR						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U1 W5 D1 L2 W1 FOP= N12 W14 S12 E14$ W30 S30 E14 FOP= S4 E18 N4 W12 N5 W6 S5$ N5 E6 S5 E12 FGR= S20 E21 N21 W21 S1$ N1 E21 N29$.

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	0166	CONC,PAVMT	0	100	0	0	1,286.00	UT	2.00	2.00	100	2016	2016	3	100	2,572	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 5,872

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS