COMM NE COR OF SEC, W 561.21 FT
CONT W 102.05 FT, S 300.14 FT, E
FT TO E LINE OF SEC, N 67.33 FT,

GRAHAM ALURA MICHELLE/GRAHAM DALTON LANE
3288 SW DAIRY ST
LAKE CITY, FL 32024

2026

12-5S-15-00446-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

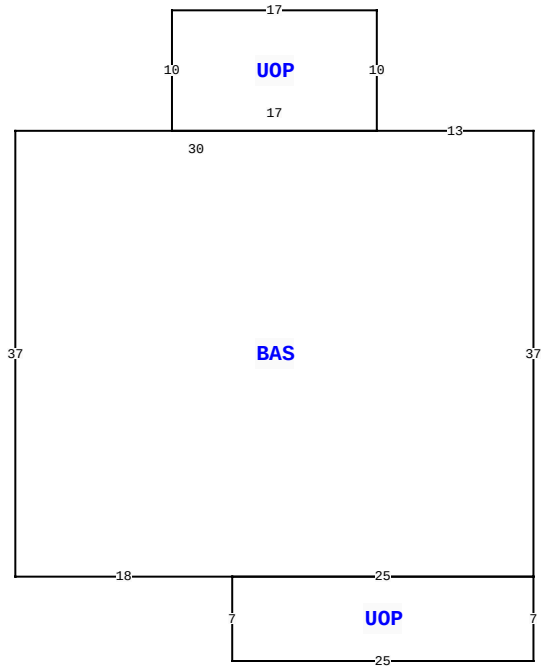
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100		1,591	14,898
UOP	170	20		34	318
UOP	175	20		35	328
TOTALS	1,936			1,660	15,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,660	41.8068	46.82	77,721	1944	1944	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2019 Heated Area: 1591 HX Base Yr 2019



3268 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,988
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		24,390
TOTAL MARKET VALUE		74,878
SOH/AGL Deduction		15,529
ASSESSED VALUE		59,349
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		34,349
TOTAL JUST VALUE		74,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36546	SFR	527	04/06/2018
31693	M H	607	01/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1372/0625	10/05/2018	QC	U	I	11	100
GRANTOR: REBA CARTER, JANICE H						
GRANTEE: ALURA MICHELLE GRAH						
1372/0623	10/03/2018	QC	U	I	11	100
GRANTOR: REBA M CARTER						
GRANTEE: ALURA MICHELLE GRAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= N10 W17 S10 E17$ W30 S37 E18 UOP= S7 E25 N7 W25$E25 N37$.

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	900	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	1.10	AC		1.00	1.00	0.60	15,000.00	9,000.00	9,900							
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.61	AC		1.00	1.00	0.60	15,000.00	9,000.00	14,490							

REVIEW DATE 07/13/2016 BY DF Total Acres: 2.71 Total Land Value: 24,390 Market: 0 Agricultural: 0 Common: 24,390 PRINTED 11/07/2025 BY SYS

COMM NE COR OF SEC, W 561.21 FT
CONT W 102.05 FT, S 300.14 FT, E
FT TO E LINE OF SEC, N 67.33 FT,

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3288 SW DAIRY ST
LAKE CITY, FL 32024

2026

12-5S-15-00446-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

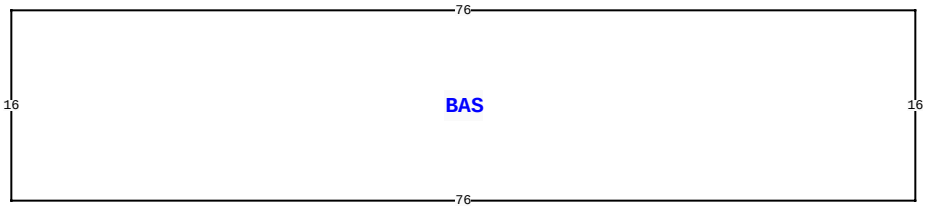
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12515.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	30,444
TOTALS	1,216			1,216	30,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	104.3100	62.59	76,109	1999	1999	0	0	0	60.00	40.00

3 MOBILE HME 100% - 2019 Heated Area: 1216 HX Base Yr 2019



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3268 SW DAIRY ST, LAKE CITY

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GRANTEE: ALURA MICHELLE GRAH						
1372/0623	10/03/2018	QC	U	I	11	100
GRANTOR: REBA M CARTER						
GRANTEE: ALURA MICHELLE GRAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 07/13/2016 BY DF Total Acres: 2.71 Total Land Value: 24,390 Market: 0 Agricultural: 0 Common: 24,390 PRINTED 11/07/2025 BY SYS