COMM NW COR SW1/4 OF NW1/4 OF SE
E 1460.12 FT, S 21.13 FT TO S R/
FAMILY RD & POB, CONT S 688.29 F

DICKS BRIAN/DICKS AIMEE
2282 W US 90
LAKE CITY, FL 32055

2026

13-5S-17-09223-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

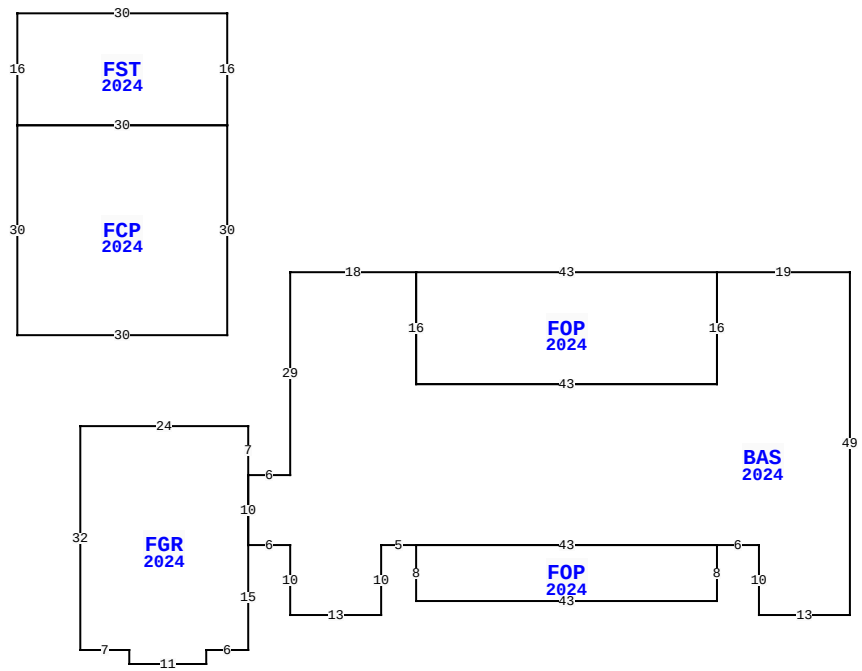
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,752	100	2024	2,752	350,713
FCP	900	25	2024	225	28,674
FGR	790	55	2024	434	55,308
FOP	344	30	2024	103	13,126
FOP	688	30	2024	206	26,252
FST	480	55	2024	264	33,644
TOTALS	5,954			3,984	507,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,984	116.1090	130.04	518,079	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2752 HX Base Yr 2024



404 SE FAMILY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		507,717
TOTAL MARKET OB/XF VALUE		2,460
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		520,160
SOH/AGL Deduction		0
ASSESSED VALUE		520,160
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		469,438
TOTAL JUST VALUE		554,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		559,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044093	Additions	69,000	04/04/2022
000044094	New Residential C	431,000	04/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1435/2126	4/22/2021	WD	U	V	30	100

GRANTOR:
GRANTEE: DICKS BRIAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] S29 W6 S10 E6 S10 E13 N10 E5 E43 E6 S10 E13 N49 W19 S16 W43 N16 W18 $
FCP=[YR=2024;ORIG=11,-11] S30 E30 N30 W30 $
FGR=[YR=2024;ORIG=20,32] S32 E7 S2 E11 N2 E6 N15 N10 N7 W24 $
FOP=[YR=2024;ORIG=68,10] S16 E43 N16 W43 $
FOP=[YR=2024;ORIG=68,49] S8 E43 N8 W43 $
FST=[YR=2024;ORIG=11,-27] S16 E30 N16 W30 $
.

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	820.00	UT	3.00	3.00	100	2024	2023		100	2,460	

TOTAL OB/XF 2,460

LAND DESCRIPTION

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.51	AC		1.00	1.00	1.00	280.00	280.00	983							
2	9910	M	MKT.VAL.AG	0					3.51	AC		1.00	1.00	1.00	10,000.00	10,000.00	35,100							
3	0100	C	SFR	100					1.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	9,000							

REVIEW DATE 12/20/2023 BY HC Total Acres: 5.01 Total Land Value: 9,983 Market: 35,100 Agricultural: 983 Common: 9,000 PRINTED 11/18/2025 BY SYS