LOT 44 ROLLING MEADOWS S/D.
WD 1063-1963, WD 1087-963, CT 11

BRETT CASEY A
269 SW BUTTERCUP DR
LAKE CITY, FL 32024

2026

15-4S-16-03023-544

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
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	07	07

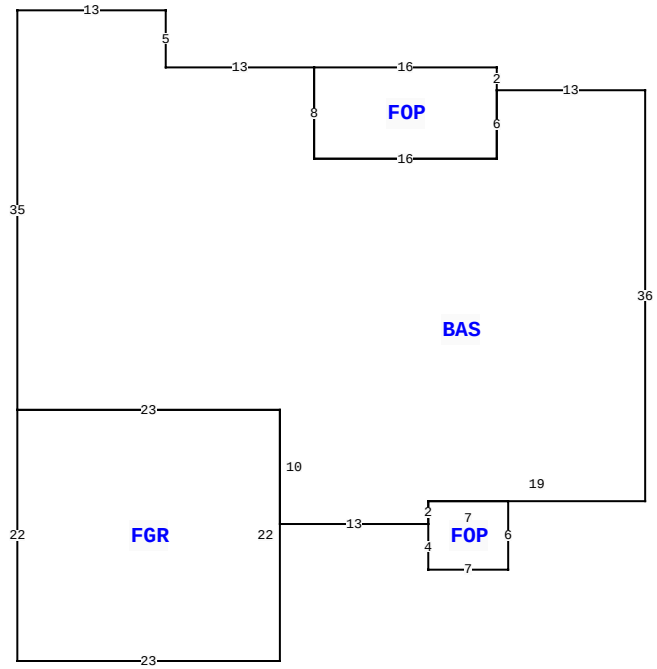
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100		1,843	232,444
FGR	506	55		278	35,062
FOP	42	30		13	1,639
FOP	128	30		38	4,792
TOTALS	2,519			2,172	273,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,172	122.4036	137.09	297,759	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1843 HX Base Yr 2018



269 SW BUTTERCUP DR, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		273,938
TOTAL MARKET OB/XF VALUE		11,862
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		320,800
SOH/AGL Deduction		109,000
ASSESSED VALUE		211,800
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,078
TOTAL JUST VALUE		320,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40622	STORAGE	0	09/28/2020
34972	SFR	874	02/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/0119	6/30/2017	WD	Q	I	01	218,000
GRANTOR: MILLENIA CAPITAL INC						
GRANTEE: CASEY A BRETT						
1256/0056	6/24/2015	WD	Q	V	01	23,000
GRANTOR: HINES-CLARA LAND LLC						
GRANTEE: MILLENIA CAPITAL IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N2W16 S8 E16 N6$ S6 W16 N8 W13 N5 W13 S35 FGR= S22 E23 N22 W23$ E23 S10 E13 FOP= S4 E7 N6 W7 S2$ N2 E19 N36$.

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	881.00	UT	2.00	2.00	100	2017	2017	3	100	1,762	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	
7	0031	BARN,MT AE	0	100	18	25	1.00	UT	4,050.00	4,050.00	100	2021	2020		100	4,050	
8	0251	LEAN TO W/	0	100	12	25	1.00	UT	1,050.00	1,050.00	100	2021	2020		100	1,050	

LAND DESCRIPTION

TOTAL OB/XF 11,862

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/25/2024 BY KS Total Acres: 0.59 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS