LOT 11 COUNTRY CREEK S/D.
391-276, 688-115, 695-504
WD 1250-679, WD 1270-1689, CT

MACK TERESA L
265 SE BREAM LOOP
LAKE CITY, FL 32025

2026

15-4S-17-08359-051

BUILDING CHARACTERISTICS

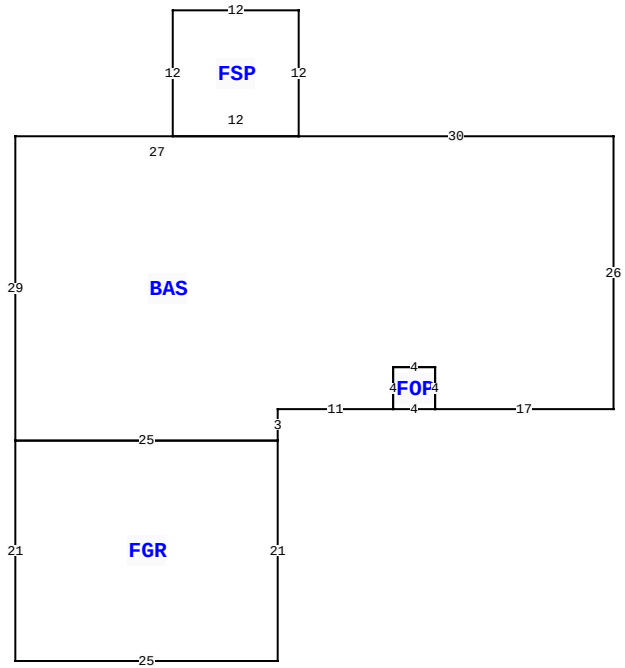
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	15417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,541	100		1,541	146,876
FGR	525	55		289	27,545
FOP	16	30		5	477
FSP	144	40		58	5,528
TOTALS	2,226			1,893	180,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	121.5720	136.16	257,751	1989	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 0 Heated Area: 1541 HX Base Yr



249 SE BREAM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	180,426
TOTAL MARKET OB/XF VALUE	5,778
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	204,704
SOH/AGL Deduction	0
ASSESSED VALUE	204,704
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,704
TOTAL JUST VALUE	204,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/0410	8/05/2019	WD	Q	I	01	155,000
GRANTOR: ROGER DALE ANDERSON						
GRANTEE: TERESA L MACK						
1375/2538	12/17/2018	WD	U	I	12	115,200
GRANTOR: LAKE VIEW SERVICING L						
GRANTEE: ROGER DALE ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N12 W12 S12 E12$ W27 S29 FGR= S21 E25 N21W25$ E25 N3 E11 FOP= E4 N4 W4S4$ N4 E4 S4 E17 N26$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,360	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0040	BARN,POLE	0	0	11	29	319.00	UT	2.50	2.50	100	2004	2004	3	100	798	
5	0294	SHED WOOD/	0	0	11	16	176.00	UT	7.50	7.50	100	2004	2004	3	100	1,320	

LAND DESCRIPTION

TOTAL OB/XF 5,778

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.36 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS