LOT 13 COUNTRY CREEK S/D.
555-763, 651-252, 713-05, 713-07, QC 1056-165, CT 1330-1641,

HOWARD DUSTIN
227 SE BREAM LOOP
LAKE CITY, FL 32025

2026

15-4S-17-08359-053

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

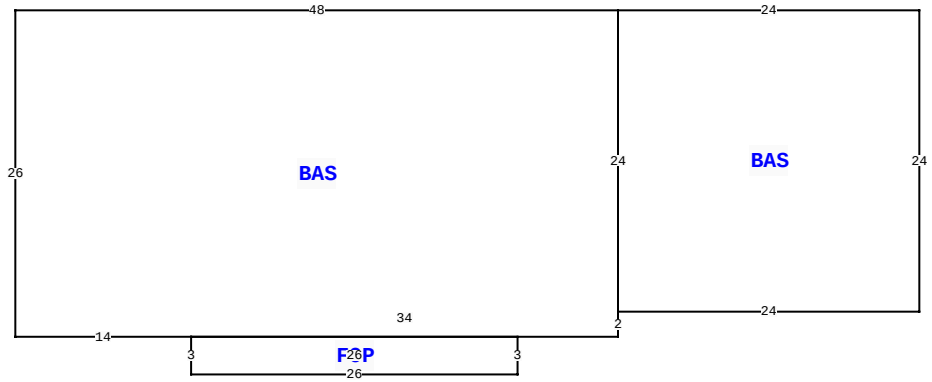
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	576	100		576	53,717
BAS	1,248	100		1,248	116,387
FOP	78	30		23	2,145
TOTALS	1,902			1,847	172,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,847	102.0180	114.26	211,038	1986	2010	0	0	0	18.38	81.62

1 SINGLE FAM 100% - 2019 Heated Area: 1824 HX Base Yr 2019



227 SE BREAM LOOP, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		172,249
TOTAL MARKET OB/XF VALUE		6,027
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		196,776
SOH/AGL Deduction		54,200
ASSESSED VALUE		142,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,854
TOTAL JUST VALUE		196,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050005	Roof Replacement	24,829	05/30/2024
22414	REMODEL	0	10/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/0864	6/01/2018	WD	Q	I	01	142,000
GRANTOR: DANIEL & KATHY T WINS						
GRANTEE: DUSTIN HOWARD						
1340/1437	6/02/2017	WD	U	I	12	58,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: DANIEL & KATHY T WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E14 FOP= S3 E26N3 W26$ E34 N2 BAS= E24 N24 W24 S24$ N24$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	580	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0210	GARAGE U	0	100	24	24	576.00	UT	18.00	18.00	40	2004	2004	3	40	4,147	

LAND DESCRIPTION

TOTAL OB/XF 6,027

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	18,500.00	18,500.00	18,500							

REVIEW DATE 07/01/2024 BY jerry Total Acres: 0.54 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS