LOT 16 VILLAGE WOOD S/D UNIT 1
LE 1383-449

DOW FRANCES V
253 SE POLK LN
LAKE CITY, FL 32025

2026

15-4S-17-08360-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

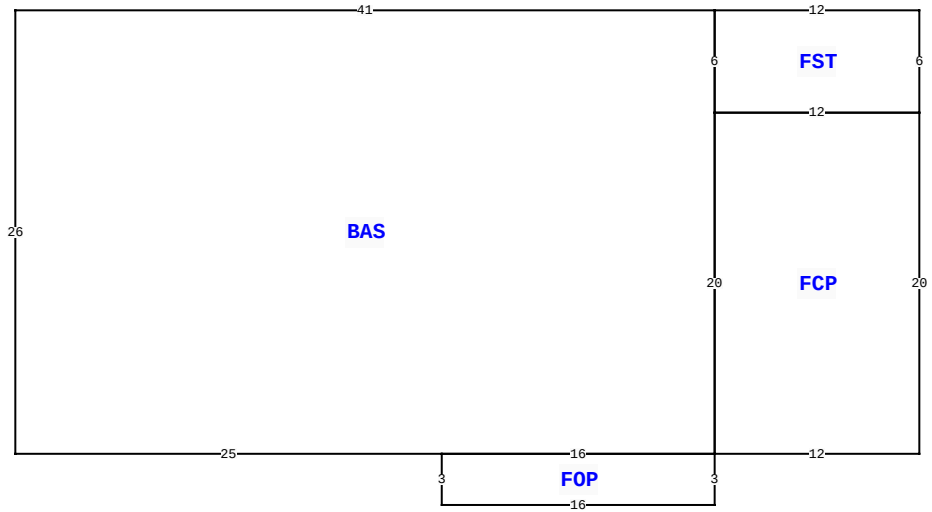
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100		1,066	83,273
FCP	240	25		60	4,687
FOP	48	30		14	1,094
FST	72	55		40	3,125
TOTALS	1,426			1,180	92,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,180	107.3040	120.18	141,812	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1066 HX Base Yr



253 SE POLK LN, 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		92,178
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		111,378
SOH/AGL Deduction		49,102
ASSESSED VALUE		62,276
TOTAL EXEMPTION VALUE	HX HB	37,276
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042462	Roof Replacement	7,770	08/02/2021
26539	MAINT/ALTR	45	12/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1383/0449	8/07/2014	LE	U	I	14	100
GRANTOR: FRANCES V DOW (LE)						
GRANTEE: DEBORAH LYNN MURRAY						
0522/0723	10/01/1983	QC	Q	I		32,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S26 E25 FOP= S3 E16N3 W16$ E16 FCP= E12 N20 W12S20$ N20 FST= E12 N6 W12 S6$ N6$.

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	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 700

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 05/01/2017 BY BC Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS