

COMM NW COR OF SE1/4 OF SE1/4, R
FOR POB, RUN S 65 DG E 351.42 FT
LINE SR-247, SW ALONG R/W 470.58

ASBURY DREAMA P
4310 SW STATE ROAD 247
LAKE CITY, FL 32024

2026

16-4S-16-03046-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,462	100		2,462	194,964
FCP	400	25		100	7,919
FGR	625	55		344	27,242
FST	144	55		79	6,256
UOP	70	20		14	1,109
UOP	88	20		18	1,425
UOP	98	20		20	1,584
TOTALS	3,887			3,037	240,499

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0190	FPLC PF	0	100	0	2.00	UT	1,200.00	
2	0166	CONC, PAVMT	0	100	24	1.00	UT	0.00	
3	0296	SHED METAL	0	100	16	1.00	UT	0.00	
4	0261	PRCH, UOP	0	100	12	144.00	UT	6.50	
5	0252	LEAN-TO W/	0	100	10	160.00	UT	2.00	
6	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.75

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,037	108.7750	121.83	369,998	1987	1987	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2016 Heated Area: 2462 HX Base Yr 2016												

TOTAL OB/XF												
4,812												

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4,812												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		240,499	
TOTAL MARKET OB/XF VALUE		4,812	
TOTAL LAND VALUE - MARKET		20,125	
TOTAL MARKET VALUE		265,436	
SOH/AGL Deduction		86,413	
ASSESSED VALUE		179,023	
TOTAL EXEMPTION VALUE		WX HX HB SX 105,722	
BASE TAXABLE VALUE		73,301	
TOTAL JUST VALUE		265,436	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,436	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1543/2157	6/03/2025	LE	U	I	14	100	
GRANTOR: ASBURY DREAMA P (ENH)							
GRANTEE: SAKOWICZ MELINDA JE							
1543/2152	6/03/2025	TR	U	I	11	100	
GRANTOR: ASBURY DONALD J & DRE							
GRANTEE: ASBURY DREAMA P							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W27 S47 E27 UOP= E8 N11W8 S11\$ N11 E8 S2 E21 FST= E12 N12 W12 S12\$ N12 E12 FGR= S14 E25 FCP= E16 N25 W16 S25\$ N25 W25 S11\$ N21W1 UOP= N7 W10 S7 E10\$ W26 UOP= N7 W14 S7 E14\$ W14 N5\$.									