LOT 50 OAKS OF LAKE CITY PHS 1

WD 1329-1327, WD 1417-1156,

MCDERMOTT RICHARD ALAN/MCDERMOTT PEARL RUTH
389 SW UPSTATE GLN
LAKE CITY, FL 32024

2026

18-5S-17-09280-150

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

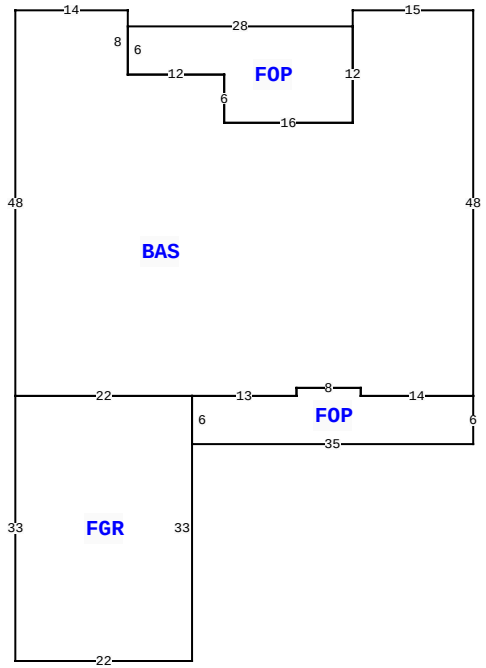
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,408	100		2,408	298,630
FGR	726	55		399	49,482
FOP	218	30		65	8,061
FOP	264	30		79	9,797
TOTALS	3,616			2,951	365,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,951	120.3576	134.80	397,795	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 0% - 2021 Heated Area: 2408 HX Base Yr



389 SW UPSTAGE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	476,272
TOTAL MARKET OB/XF VALUE	4,820
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	621,092
SOH/AGL Deduction	5,514
ASSESSED VALUE	615,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	615,578
TOTAL JUST VALUE	621,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	626,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054353	Remodel	16,939	10/29/2025
000042646	New Residential C	161,000	08/30/2021
35097	SFR	1,260	03/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1417/1156	8/17/2020	WD	Q	I	01	385,000
GRANTOR: MICHELLE LYNN DORCAS						
GRANTEE: RICHARD ALAN & PEAR						
1329/1327	1/20/2017	WD	Q	V	03	54,900
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: MICHELLE LYNN DORCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S2 FOP= W28 S6 E12 S6 E16 N12$ S12 W16 N6 W12 N8 W14 S48 FGR= S33 E22 N33 W22$ E22 FOP= S6 E35 N6 W14 N1 W8 S1 W13$ E13 N1 E8 S1 E14 N48$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,810.00	UT	2.00	2.00	100	2017	2017	3	100	3,620	

LAND DESCRIPTION

TOTAL OB/XF 4,820

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 12/28/2023 BY HC Total Acres: 5.46 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 11/18/2025 BY SYS

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BUILDING CHARACTERISTICS

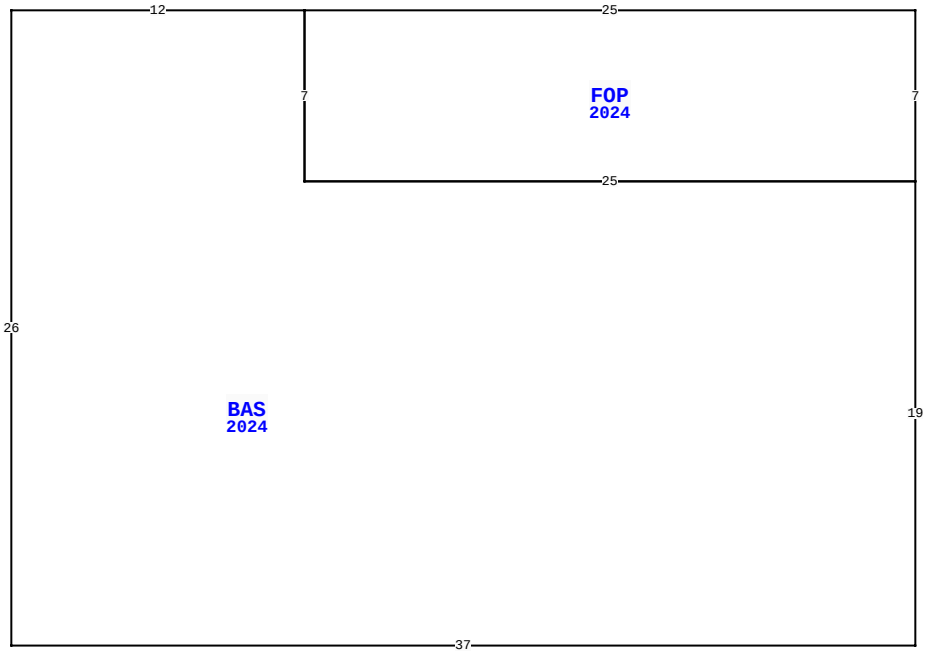
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	18517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	787	100	2024	787	103,464
FOP	175	30	2024	52	6,836
TOTALS	962			839	110,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	839	119.7800	134.15	112,552	2023	2023	0	0	0	2.00	98.00

2 SINGLE FAM 0% - 2024 Heated Area: 787 HX Base Yr



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GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: MICHELLE LYNN DORCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] W12 S26 E37 N19 W25 N7 $
FOP=[YR=2024;ORIG=60,10] E25 S7 W25 N7 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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