COMM NE COR OF SE1/4, RUN S 455.
CONT S 571.09 FT, W 573.90 FT, S
FT, N 475 FT, W 367.64 FT, N 250

VAN HEUSEN MARYANN L
742 SW DAISY RD
LAKE CITY, FL 32024

**2026**

**23-5S-15-00467-007**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| 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 |

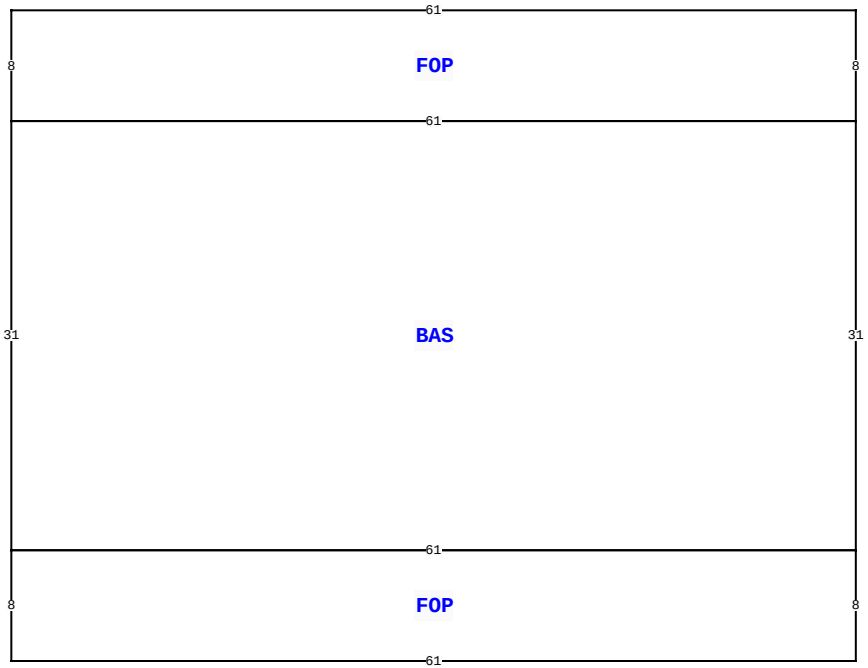
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 23515.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,891 | 100 | | 1,891 | 139,680 |
| FOP | 488 | 30 | | 146 | 10,784 |
| FOP | 488 | 30 | | 146 | 10,784 |
| TOTALS | 2,867 | | | 2,183 | 161,249 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,183 | 101.4620 | 113.64 | 248,076 | 1984 | 1984 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2005 Heated Area: 1891 HX Base Yr 2005




742 SW DAISY RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 161,249 |
| TOTAL MARKET OB/XF VALUE | | 9,760 |
| TOTAL LAND VALUE - MARKET | | 103,170 |
| TOTAL MARKET VALUE | | 274,179 |
| SOH/AGL Deduction | | 132,887 |
| ASSESSED VALUE | | 141,292 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 90,570 |
| TOTAL JUST VALUE | | 274,179 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 274,179 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19211 | SFR | 325 | 02/08/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1017/1659 | 6/01/2004 | WD | Q | I | | 137,900 |
| GRANTOR: GARY K & LYNN C PEEPL | | | | | | |
| GRANTEE: MARYANN L VAN HEUSE | | | | | | |
| 0841/1403 | 6/30/1997 | WD | Q | I | | 91,900 |
| GRANTOR: SEAMAN | | | | | | |
| GRANTEE: PEEPLES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N31 FOP= N8 W61 S8 E61$W61S31 FOP= S8 E61 N8 W61$ E61$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 24 | 36 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 2,000 | |
| 3 | 0210 | GARAGE U | 0 | 100 | 24 | 24 | 576.00 | UT | 10.00 | 10.00 | 100 | 0 | 0 | 3 | 100 | 5,760 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 400 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,760

| 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 | | A-1 | 0.00 | 0.00 | 3.80 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 36,100 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | 00 | 0.00 | 0.00 | 7.06 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 67,070 | | | | | | | |

REVIEW DATE 07/21/2016 BY DF Total Acres: 10.86 Total Land Value: 103,170 Market: 0 Agricultural: 0 Common: 103,170 PRINTED 11/18/2025 BY SYS