LOT 1 MAXWELL SQUARE S/D.
WD 1096-1330.

DYER FRED/DYER PEARL
430 SW STEWART LP
LAKE CITY, FL 32024

2026

25-4S-16-03170-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

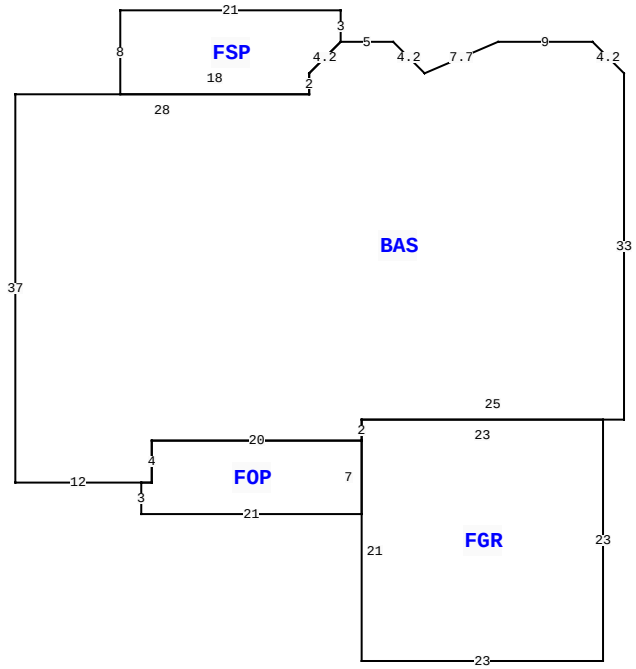
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100		2,042	220,928
FGR	529	55		291	31,484
FOP	143	30		43	4,653
FSP	158	40		63	6,816
TOTALS	2,872			2,439	263,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,439	119.2611	133.57	325,777	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2042 HX Base Yr 2007



430 SW STEWART 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		263,879
TOTAL MARKET OB/XF VALUE		10,228
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		292,607
SOH/AGL Deduction		87,734
ASSESSED VALUE		204,873
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,151
TOTAL JUST VALUE		292,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052742	Roof Replacement	21,824	03/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1096/1330	9/15/2006	WD	Q	I		241,700

GRANTOR: ERKINGER HOME BUILDER
GRANTEE: FRED & PEARL DYER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 D3 L7 L3 U3 W5 FSP= N3 W21 S8 E18 N2 R3 U3 $ D3 L3 S2 W28 S37 E12 FOP= S3 E21 N7 W20 S4 W1$ E1 N4 E20 FGR= S21 E23 N23 W23 S2$ N2 E25 N33 U3 L3 $.

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	1,168.00	UT	3.00	3.00	100	2006	2006	3	100	3,504	
2	0294	SHED WOOD/	0	100	12	32	384.00	UT	11.00	11.00	100	2009	2009	3	100	4,224	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 10,228

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/28/2025 BY chuck Total Acres: 0.61 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/06/2025 BY SYS