E1/2 OF SW1/4 OF NE1/4 OF
SW1/4. ORB 923-828, 926-2820,
930-2148, WD 981-585, WD 1208-

DAVID JAMES E
169 SW DUSK GLN
LAKE CITY, FL 32024-1548

2026

28-4S-16-03220-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 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 01

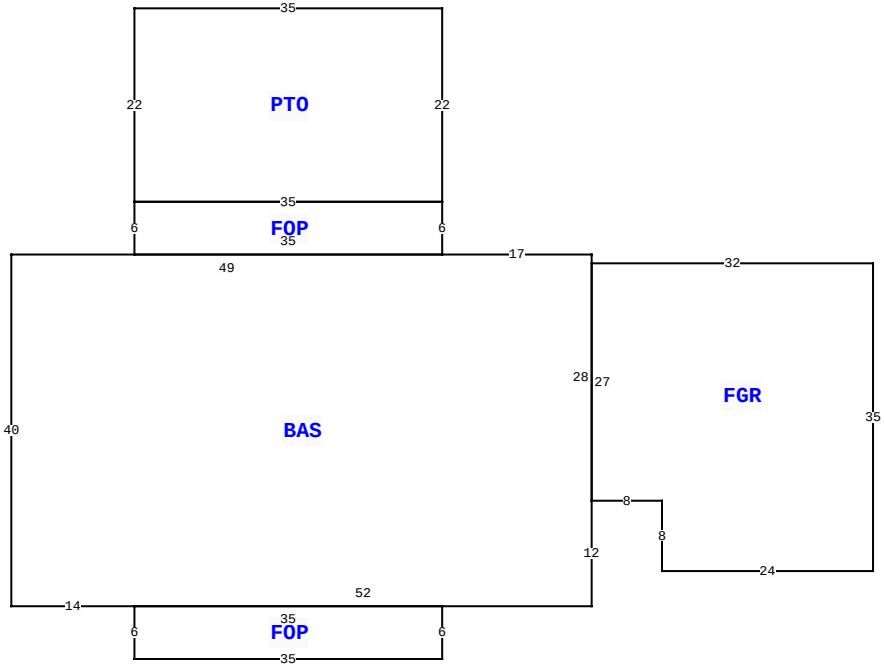
NEIGHBORHOOD/LOC 28416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100		2,640	308,666
FGR	1,056	55		581	67,930
FOP	210	30		63	7,366
FOP	210	30		63	7,366
PTO	770	5		38	4,443
TOTALS	4,886			3,385	395,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,385	115.9950	129.91	439,745	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2016 Heated Area: 2640 HX Base Yr 2016



169 SW DUSK GLN, 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		395,770
TOTAL MARKET OB/XF VALUE		26,676
TOTAL LAND VALUE - MARKET		46,750
TOTAL MARKET VALUE		469,196
SOH/AGL Deduction		216,969
ASSESSED VALUE		252,227
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,505
TOTAL JUST VALUE		469,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,594

LAND:2:2: 10 AC TOTAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33626	GARAGE	366	12/11/2015
32232	SFR	865	08/25/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1208/2756	1/26/2011	WD	U	V	30	100
GRANTOR: JAMES & JENNIFER DAVI						
GRANTEE: JAMES DAVID						
0981/0585	4/21/2003	WD	Q	V		25,000
GRANTOR: IRA & JOETTA SMITH						
GRANTEE: JAMES & JENNIFER DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N6 PTO= N22 W35 S22 E35$ W35 S6 E35$ W49 S40 E14 FOP= S6 E35 N6 W35$ E52 N12 FGR= E8 S8 E24 N35 W32 S27$ N28$.

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	2,672.00	UT	2.00	2.00	100	2015	2015	3	100	5,344	
2	0166	CONC,PAVMT	0	100	0	0	5,306.00	UT	2.00	2.00	100	2016	2016	3	100	10,612	
3	0060	CARPORT F	0	100	44	48	2,112.00	UT	3.50	3.50	100	2016	2016	3	100	7,392	
4	0166	CONC,PAVMT	0	100	32	52	1,664.00	UT	2.00	2.00	100	2019	2019	3	100	3,328	

LAND DESCRIPTION

TOTAL OB/XF 26,676

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	5.00	AC		1.00	1.00	0.85	11,000.00	9,350.00	46,750							

REVIEW DATE 07/16/2019 BY BC Total Acres: 5.00 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 11/17/2025 BY SYS