COMM AT NW COR OF SE1/4 OF SW
1/4 OF SEC, RUN S 60 FT FOR
POB, E ALONG S R/W OF SW DUSK

SESSOMS CARRI
268 SW DUSK GLN
LAKE CITY, FL 32024-1537

2026

28-4S-16-03220-103

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	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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
Quality	07	07

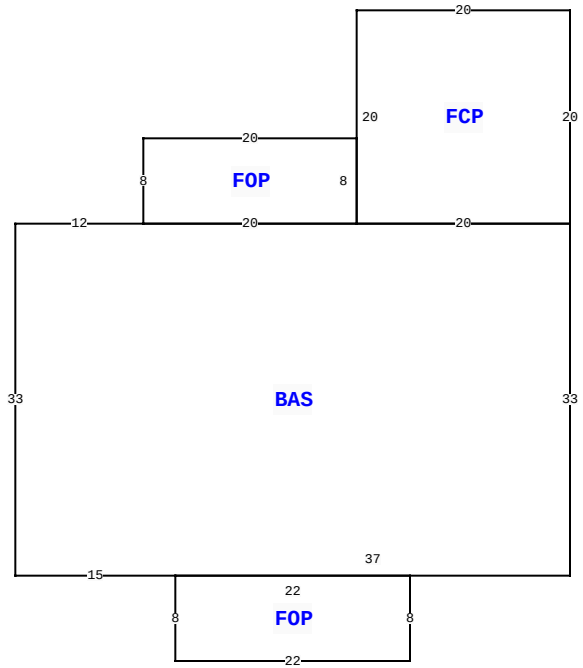
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 28416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	237,282
FCP	400	25		100	13,828
FOP	160	30		48	6,637
FOP	176	30		53	7,329
TOTALS	2,452			1,917	265,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,917	134.2000	150.30	288,125	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1716 HX Base Yr 2018



268 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		265,075
TOTAL MARKET OB/XF VALUE		5,380
TOTAL LAND VALUE - MARKET		55,110
TOTAL MARKET VALUE		325,565
SOH/AGL Deduction		97,509
ASSESSED VALUE		228,056
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,334
TOTAL JUST VALUE		325,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/2277	6/14/2016	WD	Q	V	01	49,000

GRANTOR: FREDERICK W NORRIS
GRANTEE: CARRI SESSOMS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S33 E15 FOP= S8 E22 N8 W22$ E37 N33 FCP= N20 W20 S20 E20$ W20 FOP= N8 W20 S8 E20$ W20$.

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	440.00	UT	2.00	2.00	100	2017	2017	3	100	880	
2	0296	SHED METAL	0	100	0	0	500.00	UT	9.00	9.00	100	2017	2017	3	100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 5,380

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	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 07/16/2019 BY BC Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 09/30/2025 BY SYS