LOT 6 BLOCK 2 OAK RIDGE S/D UNR:
SW1/4 OF SW1/4, N 214.47 FT ALON
LAKE BLVD, W 350 FT, SW 87.75 FT

HITSON SHIRLEY A/DAUGHERTY DONALD L
1282 NW DAKOTA GLN
LAKE CITY, FL 32055

2026

30-3S-17-05867-015

BUILDING CHARACTERISTICS

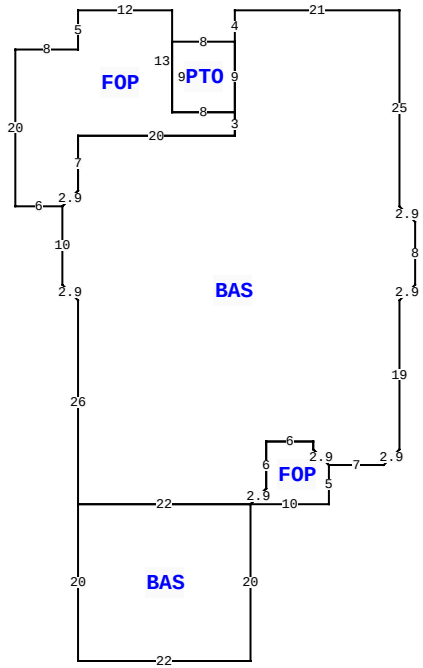
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 06
NEIGHBORHOOD/LOC	30317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	35,484
BAS	2,198	100		2,198	177,258
FOP	62	30		19	1,532
FOP	374	30		112	9,032
PTO	72	5		4	323
TOTALS	3,146			2,773	223,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,773	107.6000	120.51	334,174	1998	1998	0	0	0	33.08	66.92

1 SINGLE FAM 100% - 2010 Heated Area: 2638 HX Base Yr 2010



1282 NW DAKOTA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		223,629
TOTAL MARKET OB/XF VALUE		3,570
TOTAL LAND VALUE - MARKET		11,265
TOTAL MARKET VALUE		238,464
SOH/AGL Deduction		72,059
ASSESSED VALUE		166,405
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,683
TOTAL JUST VALUE		238,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,575

SALE:1:1: 1 VACANT LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			02/22/2024
1578	STORAGE	9	06/29/1999
1341	SFR	287	08/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1342/0839	8/09/2017	WD	U	I	11	100
GRANTOR: SHIRLEY A HITSON						
GRANTEE: SHIRLEY A HITSON &						
0862/1153	7/10/1998	WD	Q	V		7,500
GRANTOR: RAYMOND A JR & JOANN						
GRANTEE: SHIRLEY A HITSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S4 PTO= W8 S9 E8 N9$ S9 FOP= W8 N13 W12 S5 W8 S20 E6 U2 R2 N7 E20 N3 $ S3 W20 S7 L2 D2 S10 D2 R2 S26 BAS= S20 E22 N20 W22$ E22 FOP= E10 N5 L2 U2 N1 W6 S6 L2 D2 $ U2 R2 N6 E6 S1 D2 R2 E7 R2 U2 N19 R2 U2 N8 U2 L2 N25$.

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	844.00	UT	1.50	1.50	100	1998	1998	3	100	1,266	
2	0169	FENCE/WOOD	0	100	0	0	384.00	UT	6.00	6.00	100	1998	1998	3	100	2,304	

LAND DESCRIPTION

TOTAL OB/XF 3,570

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		00	0.00	0.00	11,857.57	SF		1.00	1.00	1.00	0.95	0.95	11,265							

REVIEW DATE 04/01/2024 BY JS Total Acres: 0.27 Total Land Value: 11,265 Market: 0 Agricultural: 0 Common: 11,265 PRINTED 11/19/2025 BY SYS