

AKA LOT 9A OAK RIDGE S/D UNR: CO
SW1/4 OF SW1/4, N ALONG W R/W GW
395.94 FT, W 262.50 FT FOR POB,

WRIGHT ANDREA M
1253 NW DAKOTA GLN
LAKE CITY, FL 32055

2026

30-3S-17-05867-017



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	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	02	02 100
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	1,638	100		1,638	126,282
FGR	440	55		242	18,657
FOP	34	30		10	771
FSP	168	40		67	5,166
UOP	276	20		55	4,240
USP	144	35		50	3,855

TOTALS 2,700 2,062 158,971

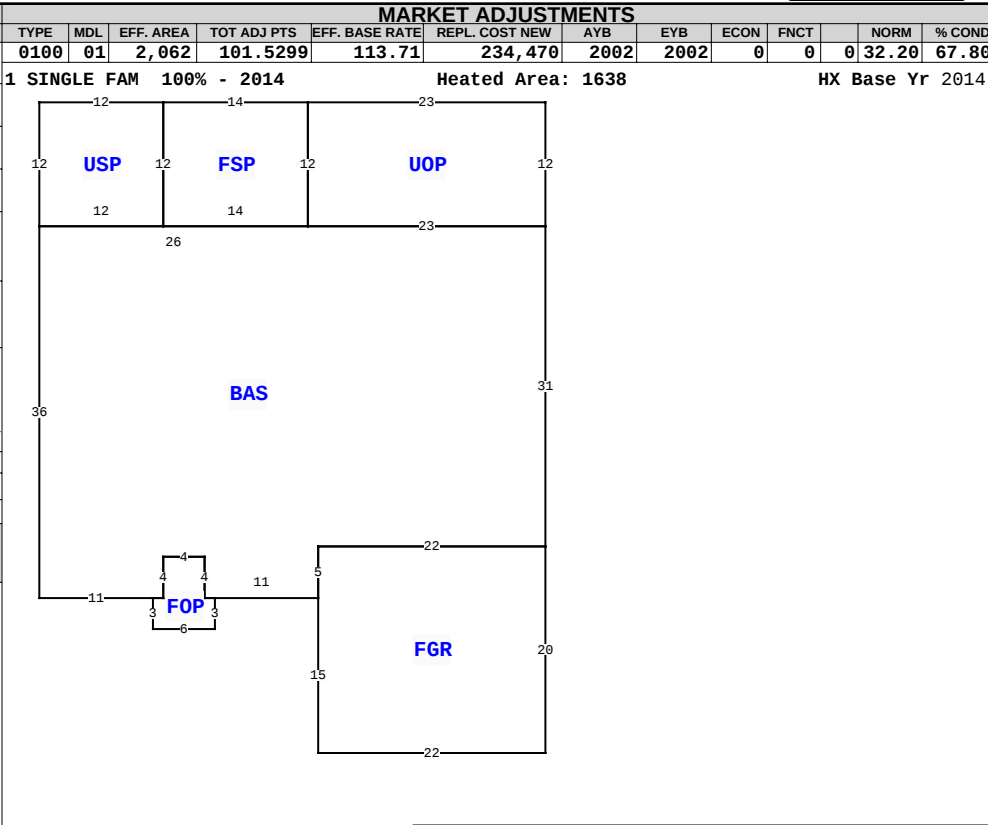
EXTRA FEATURES

L N	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	696.00	UT	2.00	2.00	100	2002	2002	3	100	1,392	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-2	0.00	0.00	11,514.43	SF		1.00	1.00	1.00	0.95	0.95	10,939							

REVIEW DATE 05/16/2025 BY JS



1253 NW DAKOTA GLN, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/27/2022 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,062	101.5299	113.71	234,470	2002	2002	0	0	0 32.20	67.80

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VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		158,971
TOTAL MARKET OB/XF VALUE		2,292
TOTAL LAND VALUE - MARKET		10,939
TOTAL MARKET VALUE		172,202
SOH/AGL Deduction		52,338
ASSESSED VALUE		119,864
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		69,142
TOTAL JUST VALUE		172,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2316	SFR	300	05/16/2002
00281			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1264/0223	10/29/2013	WD	U	I	18	94,000
GRANTOR: FV-I, INC IN TRUST FO						
GRANTEE: ANDREA M WRIGHT						
1264/0215	10/25/2013	QC	U	I	18	100
GRANTOR: MORGAN STANLEY MORTGA						
GRANTEE: FV-I, INC IN TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N12 W14 USP= W12 S12 E12 N12\$ S12 E14\$ W26 S36
E11 FOP= S3 E6 N3 W1 N4 W4 S4 W1\$ E1 N4E4 S4 E11 FGR= S15
E22 N20 W22 S5\$ N5 E22 N31\$ UOP= N12 W23 S12 E23\$.

TOTAL OB/XF 2,292

Total Acres: 0.26 Total Land Value: 10,939 Market: 0 Agricultural: 0 Common: 10,939 PRINTED 11/19/2025 BY SYS