COMM SE COR OF SEC, RUN N 1383.6 FOR POB CONT W 449.54 FT, N 638. FT, S 629.80 FT TO POB & W1/4 OF

DINGES NEIL ANDREW
361 SW FAMILY CT
LAKE CITY, FL 32025-2458

2026

30-4S-17-08913-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

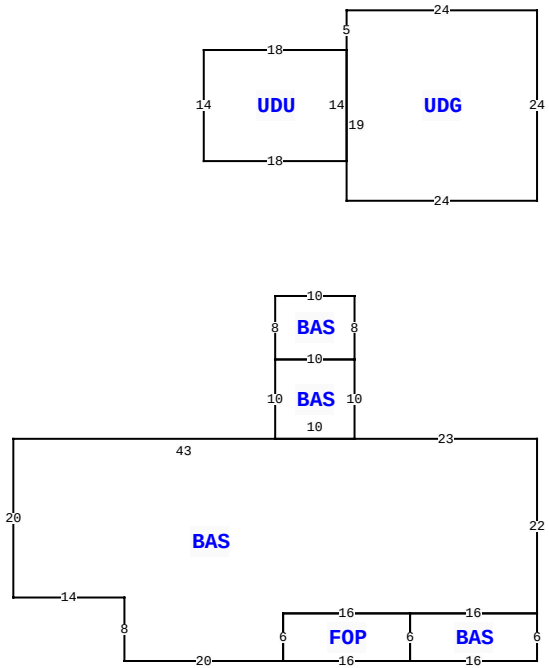
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 01
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	5,943
BAS	96	100		96	7,132
BAS	100	100		100	7,429
BAS	1,544	100		1,544	114,702
FOP	96	30		29	2,154
UDG	576	55		317	23,550
UDU	252	55		139	10,326
TOTALS	2,744			2,305	171,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,305	102.0440	114.29	263,438	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1820 HX Base Yr 2018



361 SW FAMILY CT, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		171,235
TOTAL MARKET OB/XF VALUE		33,414
TOTAL LAND VALUE - MARKET		60,570
TOTAL MARKET VALUE		265,219
SOH/AGL Deduction		76,864
ASSESSED VALUE		188,355
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,633
TOTAL JUST VALUE		265,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,219

LAND:1:1: POOR ACCESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049454	Roof Replacement	17,200	03/19/2024
40457	GARAGE	0	08/27/2020
8414	SFR	45,000	05/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/1835	11/18/2022	QC	U	I	11	100
GRANTOR: DINGES AMANDA						
GRANTEE: DINGES NEIL						
1338/2515	6/14/2017	WD	U	I	11	100
GRANTOR: WILBER H JR & JEANNIE						
GRANTEE: NEIL ANDREW & AMAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 BAS= N10 BAS= N8 W10 S8 E10$ W10 S10 E10$ W43 S20 E14 S8 E20 FOP= E16 N6 W16 S6$ N6 E16 BAS= S6 E16 N6 W16$ E16 N22 $ PTR= N30 UDG= N24 W24 S5 UDU= W18 S14 E18 N14$ S19 E24$ S30$.

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	576.00	UT	1.50	1.50	100	1994	1994	3	100	864	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
3	0021	BARN,FR AE	0	100	20	20	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,800	
4	0070	CARPORT UF	0	100	19	20	1.00	UT	0.00	0.00	100	1994	1994	3	100	450	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0210	GARAGE U	0	100	30	60	1.00	UT	28,800.00	28,800.00	100	2021	2020		100	28,800	

LAND DESCRIPTION

TOTAL OB/XF 33,414

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	6.13	AC		1.00	1.00	1.00	9,000.00	9,000.00	55,170							
2	0000	C	VAC RES	100			0.00	0.00	0.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	5,400							

REVIEW DATE 05/14/2024 BY JS Total Acres: 6.73 Total Land Value: 60,570 Market: 0 Agricultural: 0 Common: 60,570 PRINTED 11/05/2025 BY SYS