LOT 4 BLOCK 11 LAKE FOREST S/D U
447-295, 779-1025, 796-1854, WD

MCINTIRE BRANDON D/MCINTIRE IRACEMA
783 SW VANWOOD CT
LAKE CITY, FL 32025

2026

31-3S-17-07969-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	06	06

DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,464	100		3,464	292,033
FEP	378	80		302	25,460
FGR	638	55		351	29,591
FOP	688	30		206	17,367
TOTALS	5,168			4,323	364,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,323	115.8034	129.70	560,693	1970	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 3464 HX Base Yr

783 SW VANWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	364,450
TOTAL MARKET OB/XF VALUE	42,048
TOTAL LAND VALUE - MARKET	23,125
TOTAL MARKET VALUE	429,623
SOH/AGL Deduction	0
ASSESSED VALUE	429,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	429,623
TOTAL JUST VALUE	429,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043939	Screen Enclosure	18,000	03/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/2544	7/31/2025	WD	Q	I	01	529,000
GRANTOR: ROBINSON RUSSELL						
GRANTEE: MCINTIRE BRANDON D						
1500/1433	9/22/2023	LE	U	I	14	100
GRANTOR: ROBINSON RUSSELL L JR						
GRANTEE: STOEKER MARJORIE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 3464$ FGR= 638$ FOP= 688$ FEP= 378$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
3	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
4	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	2023	2022		95	34,048	

LAND DESCRIPTION

TOTAL OB/XF 42,048

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	0		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 08/01/2025 BY TP Total Acres: 0.75 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 11/19/2025 BY SYS