SE1/4 OF NE1/4 & N1/2 OF NE1/4
OF SE1/4 & SE1/4 OF NE1/4 OF
NE1/4, EX 10 AC TO E D THOMAS

SOLLEE RICHARD P, DDS/SOLLEE DOROTHY H
10135 SCOTT MILL RD
JACKSONVILLE, FL 32257

2026

33-1S-17-04626-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

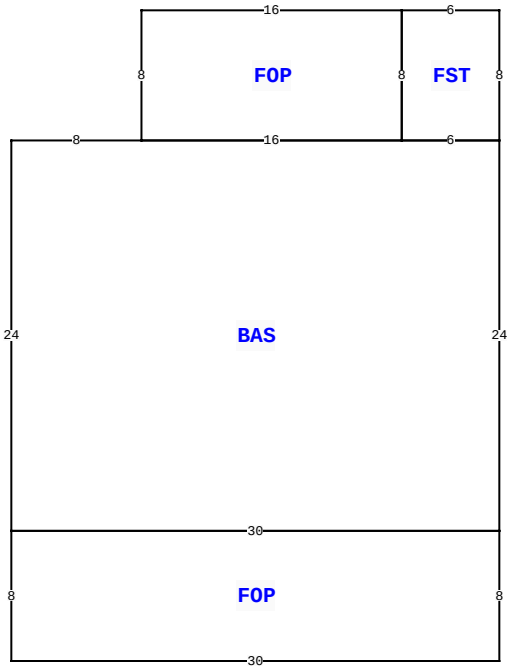
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 03
NEIGHBORHOOD/LOC	33117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	53,970
FOP	128	30		38	2,848
FOP	240	30		72	5,397
FST	48	55		26	1,949
TOTALS	1,136			856	64,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	856	102.9600	115.32	98,714	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 720 HX Base Yr



770 NE CEMETERY LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	64,164
TOTAL MARKET OB/XF VALUE	8,880
TOTAL LAND VALUE - MARKET	198,800
TOTAL MARKET VALUE	271,844
SOH/AGL Deduction	0
ASSESSED VALUE	271,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,844
TOTAL JUST VALUE	271,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049920	Roof Replacement	13,000	05/23/2024
8384	SFR	22,000	05/16/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1087/0424	6/09/2006	WD	Q	I		360,000
GRANTOR: JAMIE HOLMAN						
GRANTEE: RICHARD P & DOROTHY						
1087/0418	6/09/2006	QC	Q	I	01	100
GRANTOR: JAMIE HOLMAN						
GRANTEE: RICHARD P & DOROTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 S24 FOP= S8 E30 N8 W30$ E30 N24 FST= N8 W6 S8 E6$ W6 FOP= N8 W16 S8 E16$ W16$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	0	20	24	480.00	UT	16.00	16.00	100	2015	2015	3	100	7,680	

LAND DESCRIPTION

TOTAL OB/XF 8,880

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	55.80	AC		1.00	1.00	1.00	3,500.00	3,500.00	195,300							

REVIEW DATE 06/03/2024 BY JS Total Acres: 56.80 Total Land Value: 198,800 Market: 0 Agricultural: 0 Common: 198,800 PRINTED 10/07/2025 BY SYS