COMM NW COR OF NE1/4 OF NW1/4, R
S 210 FT FOR POB, RUN E 210 FT,
210 FT, N 75 FT TO POB.

DBM PROPERTY LLC
261 SW SEBASTIAN CIR
LAKE CITY, FL 32024

**2026**

**33-3S-17-06452-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

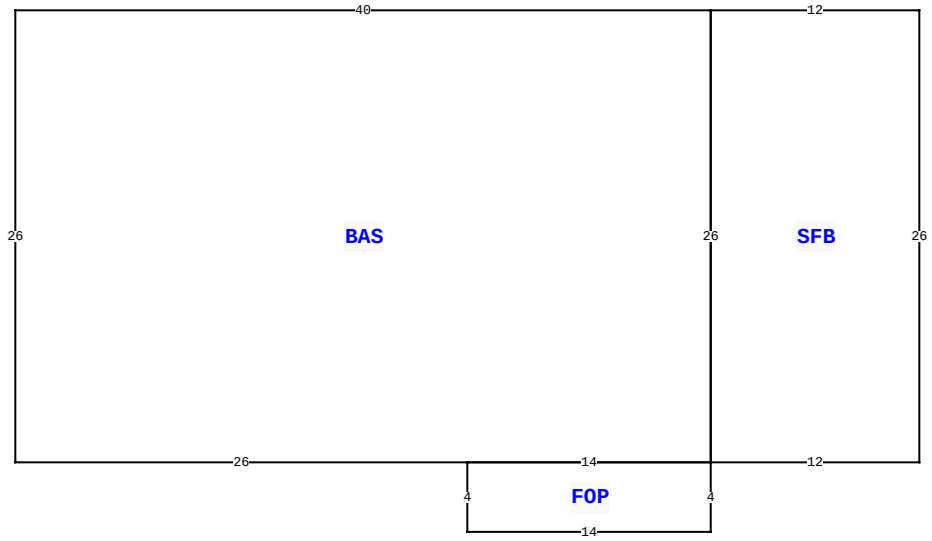
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 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 | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 33317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,040 | 100 | | 1,040 | 50,853 |
| FOP | 56 | 30 | | 17 | 831 |
| SFB | 312 | 80 | | 250 | 12,224 |
| TOTALS | 1,408 | | | 1,307 | 63,909 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,307 | 97.0200 | 108.66 | 142,019 | 1980 | 1980 | 20 | 0 | 0 | 35.00 | 45.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 1352 HX Base Yr




303 NE WEBSTER AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 63,909 |
| TOTAL MARKET OB/XF VALUE | 750 |
| TOTAL LAND VALUE - MARKET | 3,750 |
| TOTAL MARKET VALUE | 68,409 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 68,409 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 68,409 |
| TOTAL JUST VALUE | 68,409 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 68,409 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1461/2166 | 3/11/2022 | WD | U | I | 11 | 100 |
| GRANTOR: RIVERO MARTIN | | | | | | |
| GRANTEE: DBM PROPERTY LLC | | | | | | |
| 1030/1187 | 11/10/2004 | WD | U | I | 07 | 25,000 |
| GRANTOR: MYRTICE POWELL | | | | | | |
| GRANTEE: MARTIN RIVERO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S26 E26 FOP= S4 E14N4 W14$ E14 SFB= E12 N26 W12 S26$ N26$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 600 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 50 | |

## LAND DESCRIPTION

TOTAL OB/XF 750

| 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/MH | 75.00 | 200.00 | 15,000.00 | SF | | 1.00 | 1.00 | 0.50 | 0.50 | 0.25 | 3,750 | | | | | | | |

REVIEW DATE 11/17/2016 BY DF Total Acres: 0.34 Total Land Value: 3,750 Market: 0 Agricultural: 0 Common: 3,750 PRINTED 11/07/2025 BY SYS