LOT 6 BLOCK 1 GOLF MANOR S/D.
286-198, DC 1218-2630, LE 1218-2

KINCAID JOSEPH R/KINCAID CHERRY M
209 SE DUSTIN TER
LAKE CITY, FL 32025

2026

33-3S-17-06754-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

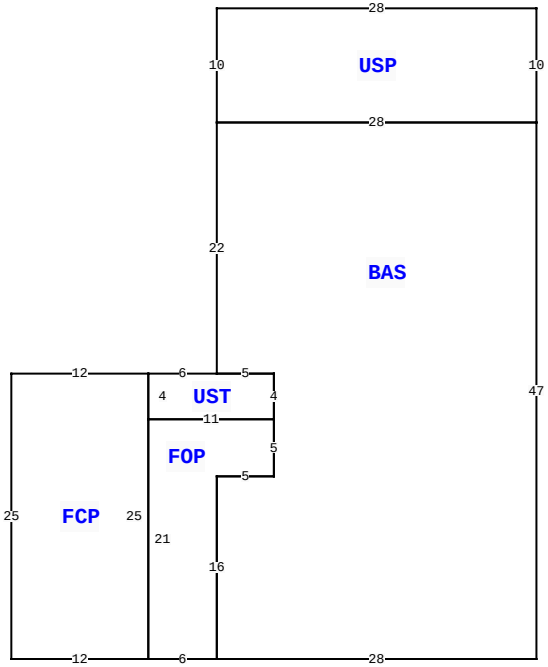
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 07
NEIGHBORHOOD/LOC	33317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100		1,271	105,021
FCP	300	25		75	6,197
FOP	151	30		45	3,718
USP	280	35		98	8,098
UST	44	45		20	1,652
TOTALS	2,046			1,509	124,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	113.5000	127.12	191,824	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 1271 HX Base Yr 2012



209 SE DUSTIN TER, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		124,686
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		145,086
SOH/AGL Deduction		66,314
ASSESSED VALUE		78,772
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,050
TOTAL JUST VALUE		145,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/2631	8/03/2011	LE	U	I	14	100

GRANTOR: HAROLD W KINCAID
GRANTEE: JOSEPH R & CHERRY M

BUILDING NOTES

BUILDING DIMENSIONS

USP= N10 W28 S10 E28$ BAS= W28 S22 UST= W6 FCP= W12 S25E12 N25$ S4 E11 N4 W5$ E5 S4 FOP= W11 S21 E6 N16 E5 N5$ S5W5 S16 E28 N47 $.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/16/2016 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/20/2025 BY SYS