

LOT 11 BLOCK 1 GOLF MANOR S/D.
371-747, DC 1359-660, WD 1359-66

IRVINE NATHAN A/IRVINE VICTOR F
255 NE DUSTIN TER
LAKE CITY, FL 32025

2026

33-3S-17-06759-000



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	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
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	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		07
NEIGHBORHOOD/LOC	33317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	74,667
UCP	250	20		50	3,394
UOP	65	20		13	883
UST	55	45		25	1,697
TOTALS	1,470			1,188	80,641

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,188 93.2440 104.43 124,063 1963 1963 0 0 0 35.00 65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1100 HX Base Yr 2025

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

255 SE DUSTIN TER, LAKE CITY

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100
2	0260	PAVEMENT-A	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	0100	C	SFR	100		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		80,641	
TOTAL MARKET OB/XF VALUE		400	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		99,541	
SOH/AGL Deduction		0	
ASSESSED VALUE		99,541	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		48,819	
TOTAL JUST VALUE		99,541	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		99,541	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1528/2305	12/04/2024	WD	U	I	11	100	
GRANTOR: IRVINE VICTOR F							
GRANTEE: IRVINE VICTOR F							
1359/0662	5/03/2018	WD	U	I	37	33,000	
GRANTOR: WILLIS J BUTLER							
GRANTEE: VICTOR F & JEANNETT							

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W25 S19 UCP= W6 UST= W11 S5 E11 N5\$ S5 W5 S20 E11 N25\$ S25 E25 UOP= E5 N13 W5 S13\$ N44\$.														