LOT 7 BLOCK 2 GOLF MANOR S/D.

771-1286, 778-1066, 778-2304, 77

STEVENS TYLER ALAN
139 SE DUSTIN TER
LAKE CITY, FL 32025

**2026**

**33-3S-17-06768-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

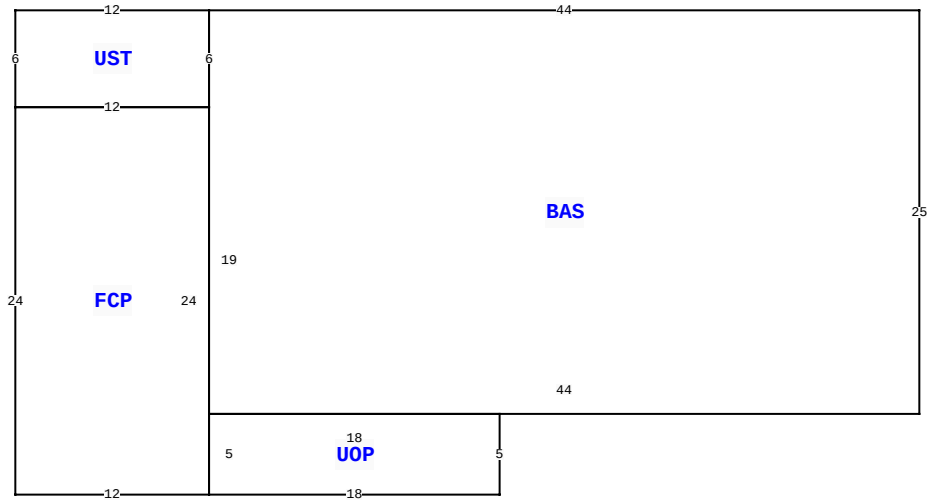
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 1,100 | 100 | | 1,100 | 112,158 |
| FCP | 288 | 25 | | 72 | 7,342 |
| UOP | 90 | 20 | | 18 | 1,835 |
| UST | 72 | 45 | | 32 | 3,263 |
| TOTALS | 1,550 | | | 1,222 | 124,598 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,222 | 130.0500 | 145.66 | 177,997 | 1960 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 0% - 2021 Heated Area: 1100 HX Base Yr




139 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 | 124,598 |
| TOTAL MARKET OB/XF VALUE | 1,600 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 144,698 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 144,698 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 144,698 |
| TOTAL JUST VALUE | 144,698 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 146,478 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054447 | Remodel | 3,500 | 11/11/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1425/1015 | 11/19/2020 | WD | Q | I | 01 | 114,000 |
| GRANTOR: CLARK BRITANI L | | | | | | |
| GRANTEE: STEVENS TYLER ALAN | | | | | | |
| 1340/2720 | 7/17/2017 | WD | Q | I | 01 | 77,000 |
| GRANTOR: CAROLYN JEAN BELL | | | | | | |
| GRANTEE: BRITANI L CLARK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 UST= W12 S6 E12 N6$S6 FCP= W12 S24 E12 N24$ S19 UOP= S5 E18 N5 W18$ E44 N25$.

## 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 | 1,000.00 | 1,000.00 | 100 | 2021 | 2020 | | 100 | 1,000 | |
| 3 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2021 | 2020 | | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,600

| 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 | 80.00 | 125.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 12/15/2016 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/21/2025 BY SYS