LOT 4 BLOCK 3 GOLF MANOR S/D.
850-1565, 1566, 970-1077, QC 103

RACE MADISON J
122 SE DUSTIN TER
LAKE CITY, FL 32025

2026

33-3S-17-06773-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

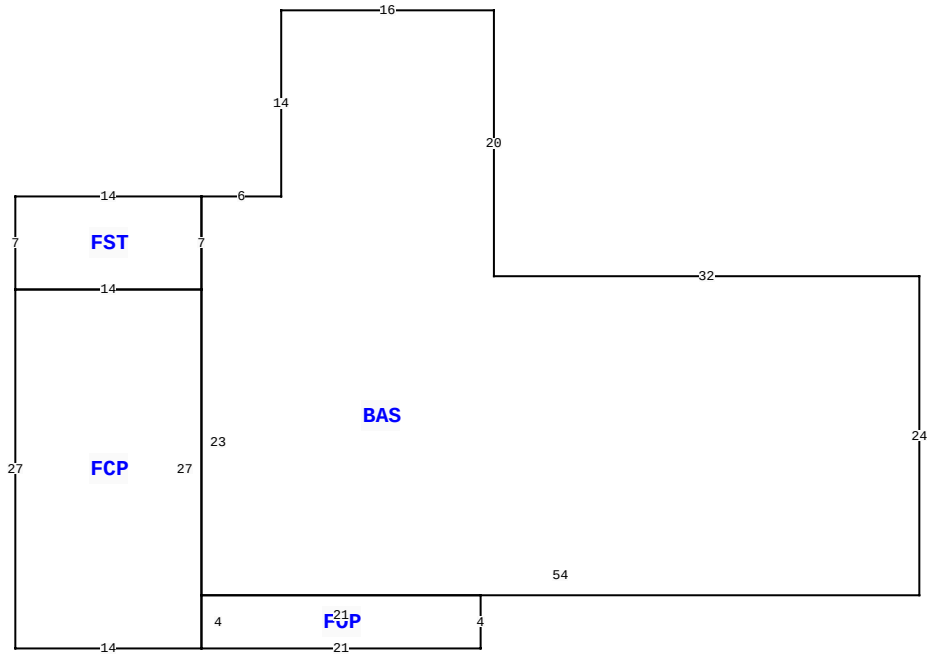
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,652	100		1,652	83,073
FCP	378	25		94	4,727
FOP	84	30		25	1,257
FST	98	55		54	2,715
TOTALS	2,212			1,825	91,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,825	81.6354	91.43	166,860	1960	1980	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2025 Heated Area: 1652 HX Base Yr 2025



122 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		91,773
TOTAL MARKET OB/XF VALUE		4,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		114,673
SOH/AGL Deduction		0
ASSESSED VALUE		114,673
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,951
TOTAL JUST VALUE		114,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,673

SALE:2:1: LOT 4 BLOCK 3 GOLF MANOR S/D (QUIT CLAIM

SALE:1:1: LOT 4 BLOCK 3 GOLF MANOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047946	Roof Replacement	14,000	08/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/683	8/16/2023	WD	Q	I	01	131,000
GRANTOR: BELL STEVE H JR						
GRANTEE: RACE MADISON J						
1079/1929	3/17/2006	QC	U	I	11	100
GRANTOR: BRADLEY CURTIS AS PR						
GRANTEE: BELL STEVE H SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 N20 W16 S14 W6 FST= W14 S7 E14 N7$ S7 FCP= W14 S27 E14 N27$ S23 FOP= S4 E21 N4 W21$ E54 N24 $.

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	0296	SHED METAL	0	100	32	10	1.00	UT	0.00	0.00	100	0	0	3	100	900	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	50	1993	1993	3	50	900	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,400

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 10/11/2023 BY jerry Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS