LOT 9 BLOCK 4 GOLF MANOR S/D.

359-288, DC 830-211, WD 1021-251

SOUTHWINDS LIVING TRUST
101425 OVERSEAS HWY #630
KEY LARGO, FL 33037-4505

2026

33-3S-17-06786-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

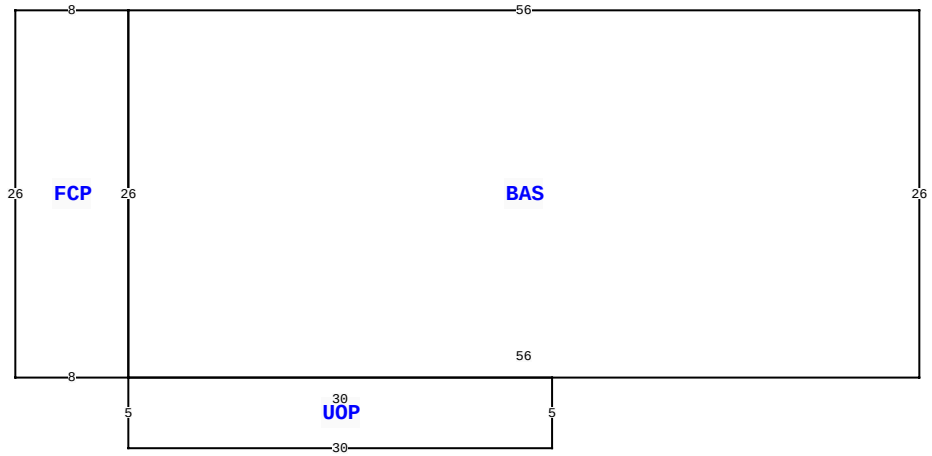
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	1,456	100		1,456	122,777
FCP	208	25		52	4,385
UOP	150	20		30	2,530
TOTALS	1,814			1,538	129,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,538	115.8300	129.73	199,525	1960	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1456 HX Base Yr



238 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	129,691
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	149,291
SOH/AGL Deduction	2,306
ASSESSED VALUE	146,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,985
TOTAL JUST VALUE	149,291
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/0106	2/10/2015	WD	U	I	11	100
GRANTOR: MARTHA E COLLINS						
GRANTEE: MARTHA EILEEN MATHE						
1021/2518	7/22/2004	WD	Q	I		72,500
GRANTOR: JEWEL LOYD						
GRANTEE: MARTHA E COLLINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 FCP= W8 S26 E8 N26$S26 UOP= S5 E30 N5 W30$ E56 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	500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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