LOT 4 BLOCK A BELLAIRE S/D.
742-1121, LE 1545-801, DC 1545-8

SCOTT DEANNA T
169 SE GREG ST
LAKE CITY, FL 32025

2026

34-3S-17-06980-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

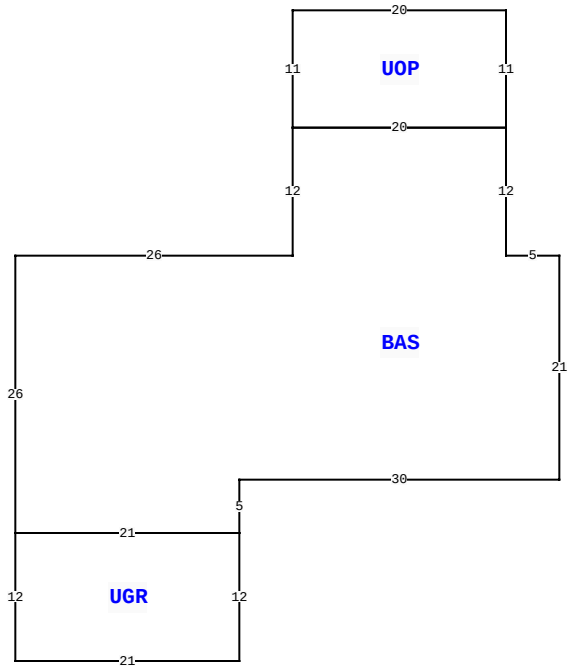
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 06
NEIGHBORHOOD/LOC	34317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100		1,416	94,383
UGR	252	45		113	7,532
UOP	220	20		44	2,933
TOTALS	1,888			1,573	104,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,573	108.2070	121.19	190,632	1972	1972	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1416 HX Base Yr



169 SE GREG PL, 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		104,848
TOTAL MARKET OB/XF VALUE		810
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		124,158
SOH/AGL Deduction		57,180
ASSESSED VALUE		66,978
TOTAL EXEMPTION VALUE	HX HB	41,978
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		124,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048000	Roof Replacement	44,249	08/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/801	7/21/2025	LE	U	I	14	100
GRANTOR: SCOTT DEANNA T						
GRANTEE: SCOTT DEANNA T (ENH						
0742/1121	3/04/1991	WD	Q	I		42,500
GRANTOR: MCGLOTHLIN						
GRANTEE: CALVIN R SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N12 UOP= N11 W20 S11 E20$ W20 S12 W26 S26 UGR= S12 E21 N12 W21$ E21 N5 E30 N21$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	210	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 810

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/16/2023 BY JS Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/05/2025 BY SYS