

LOT 8 BLOCK B BELLAIRE S/D.
524-767, 645-389, 647-541, WD 15

DARLEY VIVIAN JEAN
779 SE DEFENDER DRIVE
LAKE CITY, FL 32025

2025

34-3S-17-06989-008



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	17	MSNRY STUC 60	0100	01	1,737	125.6000	140.67	244,344	1973	2005	0	0	20.90	79.10	VALUATION BY														
Exterior Wall	15	CONC BLOCK 40	1 SINGLE FAM - 100% - 2025										Heated Area: 1647					HX Base Yr 2025					STANDARD						
Roof Structur	08	IRREGULAR 100																BUILDING MARKET VALUE					193,276						
Roof Cover	14	PREFIN MT 100											TOTAL MARKET OB/XF VALUE					4,200											
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					18,500											
Interior Floo	13	LAM/VNLPLK 50											TOTAL MARKET VALUE					215,976											
Interior Floo	15	HARDTILE 50											SOH/AGL Deduction					76,499											
Air Condition	03	CENTRAL 100											ASSESSED VALUE					139,477											
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB DX 55,722											
Bedrooms	3	100											BASE TAXABLE VALUE					83,755											
Bathrooms	2	100											TOTAL JUST VALUE					215,976											
Frame	01	NONE 100	NCON VALUE					0																					
Stories	1.	1. 100	INCOME VALUE																										
Architectual	05	CONV 100	PREVIOUS YEAR MKT VALUE					206,419																					
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	1,647	100		1,647	183,261																								
FEP	108	80		86	9,570																								
UOP	21	20		4	445																								
TOTALS	1,776			1,737	193,276																								
EXTRA FEATURES										779 SE DEFENDER DR, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU									
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	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	250													
2	0296	SHED METAL	0	100	8	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	400													
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200													
4	0060	CARPORT F	0	100	18	20	1.00	UT	0.00	0.00	100	2012	2012	3	100	800													
5	0166	CONC, PAVMT	0	100	18	20	1.00	UT	0.00	0.00	100	2012	2012	3	100	600													
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50													
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700													
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023	3	100	1,200													
LAND DESCRIPTION										TOTAL OB/XF 4,200																			
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	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												