LOT 20 BLOCK C BELLAIRE S/D.
474-356, PB 922-1084, DC 922-109

LONG GWEN EDWARD/LONG WENDY MCCALL
756 SE DEFENDER DR
LAKE CITY, FL 32025

2026

34-3S-17-07001-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

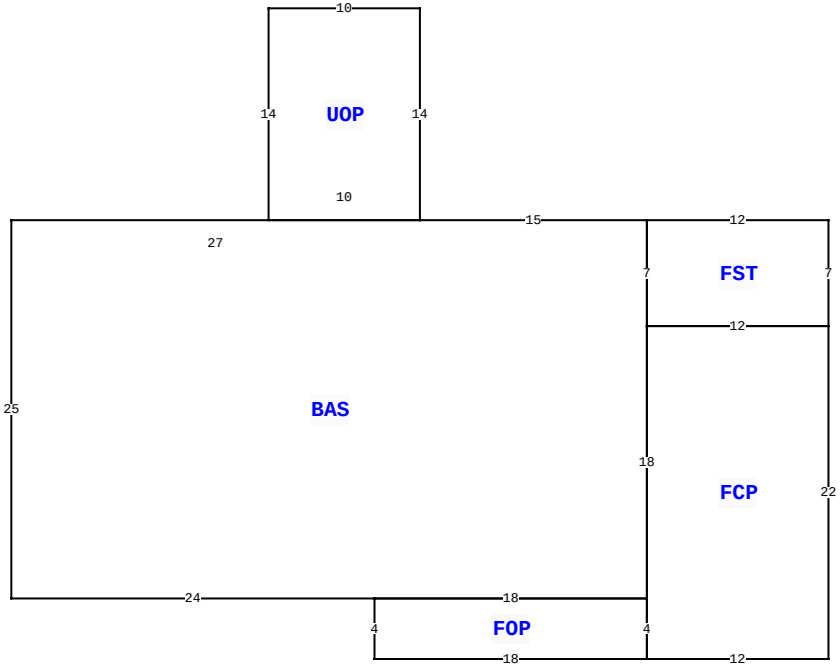
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,050	100		1,050	88,493
FCP	264	25		66	5,563
FOP	72	30		22	1,854
FST	84	55		46	3,877
UOP	140	20		28	2,360
TOTALS	1,610			1,212	102,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,212	115.7700	129.66	157,148	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1050 HX Base Yr 2017



756 SE DEFENDER DR, 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		102,146
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		121,346
SOH/AGL Deduction		54,131
ASSESSED VALUE		67,215
TOTAL EXEMPTION VALUE	HX HB	42,215
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042438	Roof Replacement	6,800	07/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/0655	12/28/2016	AG	U	I	21	92,500
GRANTOR: LONNIE HALTIWANGER RE						
GRANTEE: GWEN EDWARD LONG &						
1249/0561	1/23/2013	WD	U	I	11	100
GRANTOR: LONNIE HALTIWANGER						
GRANTEE: LONNIE HALTIWANGER						

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	200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N14 W10 S14 E10$ W27 S25 E24 FOP= S4 E18 N4 W18$ E18 FCP= S4 E12 N22 W12 S18$ N18 FST= E12 N7 W12 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 700

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 01/23/2017 BY DF Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/31/2025 BY SYS