LOT 21 BLOCK C BELLAIRE S/D.

695-247, 808-385, 816-1317, DC 8

STANFORD JOHN H
738 SE DEFENDER DR
LAKE CITY, FL 32025

2026

34-3S-17-07002-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

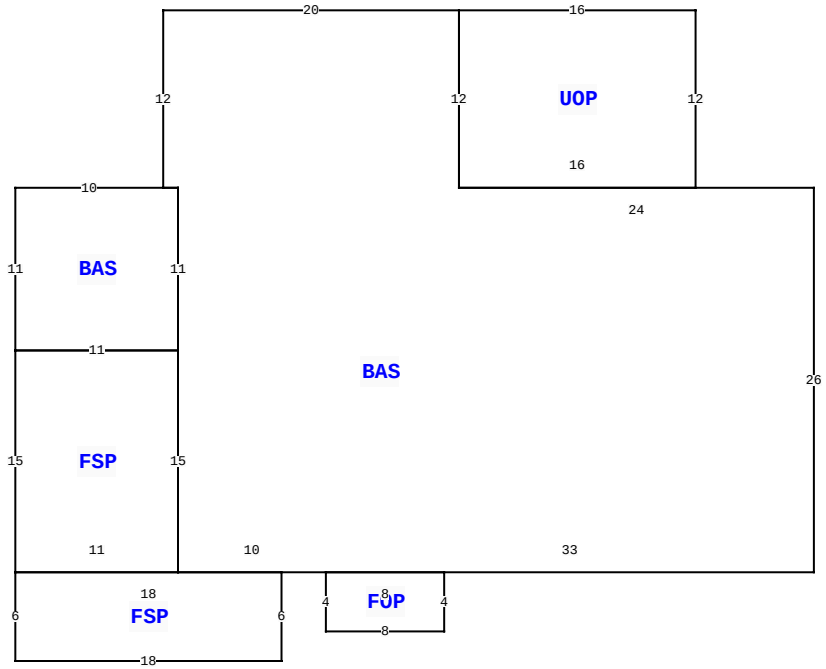
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	121	100		121	10,908
BAS	1,358	100		1,358	122,422
FOP	32	30		10	902
FSP	108	40		43	3,877
FSP	165	40		66	5,950
UOP	192	20		38	3,426
TOTALS	1,976			1,636	147,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,636	123.8280	138.69	226,897	1969	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1479 HX Base Yr 2013



738 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		147,483
TOTAL MARKET OB/XF VALUE		9,240
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		175,223
SOH/AGL Deduction		72,305
ASSESSED VALUE		102,918
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,196
TOTAL JUST VALUE		175,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40500	GENERATOR	0	09/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/2576	8/21/2024	LE	U	I	14	100
GRANTOR: STANFORD JOHN H (ENH						
GRANTEE: VARNES BRUCE E (RMD						
1027/1514	9/28/2004	WD	Q	I		76,000
GRANTOR: FREDA DICKS						
GRANTEE: JOHN H STANFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 N12 W20 S12 E1 S11 S15 E10 E33 N26 $
UOP=[ORIG=-24,-12] E16 S12 W16 N12 $
FSP=[ORIG=-43,11] W11 S15 E11 N15 $
FSP=[ORIG=-54,26] E18 S6 W18 N6 $
BAS=[ORIG=-44,0] W10 S11 E11 N11 W1 $
FOP=[ORIG=-33,26] S4 E8 N4 W8 $
.

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	0294	SHED WOOD/	0	100	29	24	1.00	UT	0.00	0.00	100	0	0	3	100	2,740	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 9,240

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 11/10/2020 BY BC Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/31/2025 BY SYS