LOT 22 BLOCK C BELLAIRE S/D.

554-770, 947-1167, CT 1364-516

SAWYER RICHARD C/SAWYER ANNE M
720 SE DEFENDER DR
LAKE CITY, FL 32025

2026

34-3S-17-07002-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

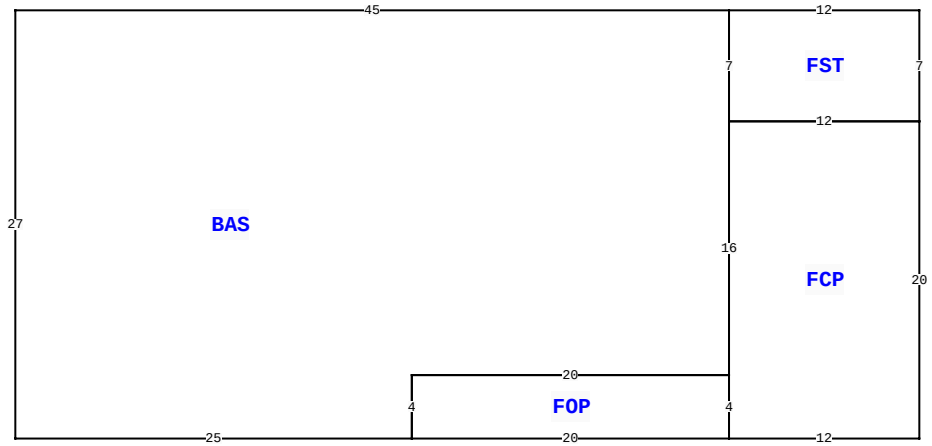
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,135	100		1,135	130,415
FCP	240	25		60	6,894
FOP	80	30		24	2,757
FST	84	55		46	5,285
TOTALS	1,539			1,265	145,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,265	120.7000	135.18	171,003	1976	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2020 Heated Area: 1135 HX Base Yr 2020



720 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		145,353
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		165,753
SOH/AGL Deduction		53,428
ASSESSED VALUE		112,325
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,603
TOTAL JUST VALUE		165,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/0094	8/09/2019	WD	Q	I	01	120,000
GRANTOR: ANTHONY LYNN PROPERTY						
GRANTEE: RICHARD C & ANNE M						
1370/1332	10/12/2018	WD	U	I	37	55,000
GRANTOR: RESIDENCY FOR ALL LLC						
GRANTEE: ANTHONY LYNN PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S27 E25 FOP= E20 N4W20S4$ N4 E20 FCP= S4 E12 N20W12 S16$ N16 FST= E12 N7 W12 S7$ N7$.

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	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	100	1,150	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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