LOT 24 BLOCK C BELLAIRE S/D.
WD 1004-2079, WD 1005-2811,

GUY WALTER GRADY IV
686 SE DEFENDER DR
LAKE CITY, FL 32025

2026

34-3S-17-07004-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

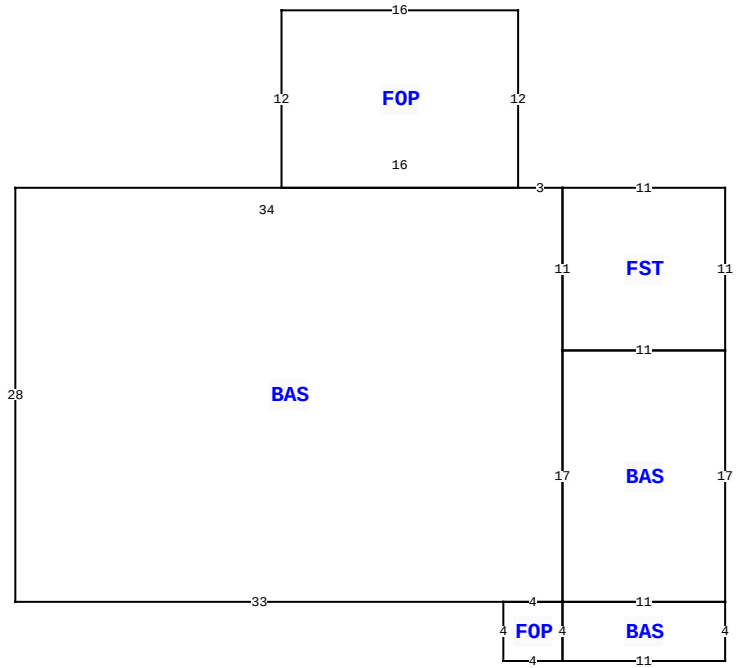
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	44	100		44	3,807
BAS	187	100		187	16,180
BAS	1,036	100		1,036	89,636
FOP	16	30		5	433
FOP	192	30		58	5,018
FST	121	55		67	5,797
TOTALS	1,596			1,397	120,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,397	118.8450	133.11	185,955	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1267 HX Base Yr 2010



686 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		120,871
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		141,471
SOH/AGL Deduction		67,739
ASSESSED VALUE		73,732
TOTAL EXEMPTION VALUE	HX HB	48,732
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1183/0057	10/02/2009	WD	U	I	12	72,000
GRANTOR: LASALLE BANK NATINAL						
GRANTEE: WALTER GRADY GUY IV						
1178/1212	7/22/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT (JEFFR						
GRANTEE: LASALLE BANK NATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FOP= N12 W16 S12 E16$ W34 S28 E33 FOP= S4 E4 N4 W4$ E4 BAS= S4 E11 N4 W11$ BAS= E11 N17 W11 S17$ N17 FST= E11 N11 W11 S11$ N11$.

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	0060	CARPORT F	0	100	12	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
3	0060	CARPORT F	0	100	10	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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 11/03/2025 BY SYS