

LOT 2 BLOCK D BELLAIRE S/D.
446-351, 1253-140, 141, WD 1371-

DICKSON JACQUELINE/DEFIBAUGH SCOTT
634 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

34-3S-17-07008-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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	04	04 100
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	920	100		920	85,430
FCP	200	25		50	4,643
FOP	60	30		18	1,671
FST	70	55		38	3,529
TOTALS	1,250			1,026	95,273

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	300.00
3	0296	SHED METAL	0	100	10	12	1.00	UT	1,080.00
4	0060	CARPORT F	0	100	18	32	1.00	UT	2,016.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,026	127.5560	142.86	146,574	1964	1985		0	0	35.00	65.00
1 SINGLE FAM 100% - 2021 Heated Area: 920 HX Base Yr 2021												
310 SE TRIBBLE ST, LAKE CITY												

TOTAL OB/XF												
3,456												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	300.00	300.00	100	2022
3	0296	SHED METAL	0	100	10	12	1.00	UT	1,080.00	1,080.00	100	2022
4	0060	CARPORT F	0	100	18	32	1.00	UT	2,016.00	2,016.00	100	2022

TOTAL OB/XF												
3,456												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		95,273	
TOTAL MARKET OB/XF VALUE		3,456	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		117,229	
SOH/AGL Deduction		37,864	
ASSESSED VALUE		79,365	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		23,643	
TOTAL JUST VALUE		117,229	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		117,229	

SALE:1:1: LOT 3 BLK D BELLAIRE S/D			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045425	Remodel	9,813	06/22/2023
000044000	Roof Replacement	12,125	03/24/2022
000041503	Electrical Servic	0	03/12/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1391/2054	8/13/2019	WD	Q	I	01	73,000	
GRANTOR: FILLYAW PROPERTIES RE							
GRANTEE: JACQUELINE DICKSON							
1371/1455	10/25/2018	WD	U	I	11	100	
GRANTOR: ROBERT N & LACY M FIL							
GRANTEE: FILLYAW PROPERTIES							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W26 S23 E25 FOP= S4 E15N4 W15\$ E15 FCP= S4 E10 N20 W10 S16\$ N16 FST= E10 N7 W10 S7\$ N7 W14\$.									