LOT 94 EASTSIDE VILLAGE S/D.
716-33, 808-1670 THRU 1678, 861-

DICKSON JACQUELINE W
634 SW ROSEWOOD CIR
LAKE CITY, FL 32025

2026

34-3S-17-07018-194

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

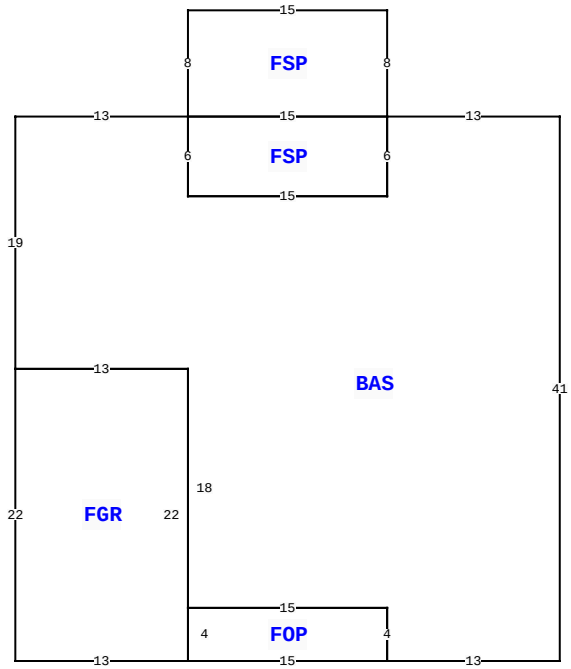
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,245	100		1,245	118,296
FGR	286	55		157	14,917
FOP	60	30		18	1,710
FSP	90	40		36	3,421
FSP	120	40		48	4,561
TOTALS	1,801			1,504	142,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,504	112.3650	125.85	189,278	2005	2005	0	0	0	24.50	75.50

1 SINGLE FAM 0% - 2021 Heated Area: 1245 HX Base Yr



143 SE TRISTIN LN, 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	142,905
TOTAL MARKET OB/XF VALUE	3,338
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	168,743
SOH/AGL Deduction	0
ASSESSED VALUE	168,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,743
TOTAL JUST VALUE	168,743
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23524	SFR	371	08/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/1240	7/27/2021	LE	U	I	14	100
GRANTOR: DICKSON JACQUELINE W						
GRANTEE: DEFIBAUGH SCOTT (RM						
1407/1176	2/28/2020	QC	U	I	11	100
GRANTOR: CHARLES D DICKSON						
GRANTEE: JACQUELINE W DICKSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N8 W15 S8 E15$ FSP= W15 S6 E15 N6$ S6 W15 N6 W13 S19 FGR= S22 E13 N22 W13$ E13 S18 FOP= S4 E15 N4 W15$ E15 S4 E13 N41$.

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	0	0	0	455.00	UT	2.50	2.50	100	2005	2005	3	100	1,138	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,338

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/09/2017 BY DF Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/10/2025 BY SYS