E DIV: LOT 41 LAKE VIEW S/D.

360-325, 1236-1243, WD 1239-583,

CAPERS LACOYA/CANADY SHANIA
971 DYSON ST
LAKE CITY, FL 32024

2027

00-00-00-13172-000

BUILDING CHARACTERISTICS

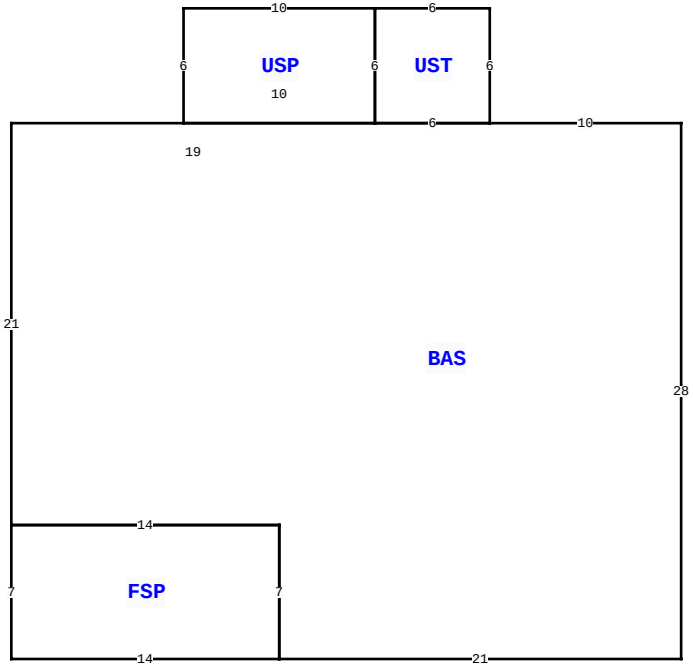
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	04	ROOF TOP 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.130	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100		882	69,650
FSP	98	40		39	3,080
USP	60	35		21	1,658
UST	36	45		16	1,264
TOTALS	1,076			958	75,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	958	110.4480	121.49	116,387	1943	1943	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 882 HX Base Yr



640 NE LAKE DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	75,652
TOTAL MARKET OB/XF VALUE	870
TOTAL LAND VALUE - MARKET	8,250
TOTAL MARKET VALUE	84,772
SOH/AGL Deduction	0
ASSESSED VALUE	84,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,772
TOTAL JUST VALUE	84,772
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1542	11/03/2026	WD	Q	I	01	140,000
GRANTOR: THE GREG AND LISA WAL						
GRANTEE: CAPERS LACOYA						
1474/1576	8/03/2022	WD	U	I	11	100
GRANTOR: WALTRIP GREGORY S						
GRANTEE: THE GREG AND LISA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UST= N6 W6 S6 E6$ W6 USP= N6 W10 S6 E10$ W19 S21
FSP= S7 E14 N7 W14$ E14 S7 E21 N28$.

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	0294	SHED WOOD/	0	0	12	12	144.00	UT	7.50	7.50	25	1993	1993	3	25	270	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 870

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	-350.00	110.00	5,500.00	SF		1.00	1.00	1.00	1.50	1.50	8,250							

REVIEW DATE 10/24/2016 BY DF Total Acres: 0.13 Total Land Value: 8,250 Market: 0 Agricultural: 0 Common: 8,250 PRINTED 11/17/2026 BY SYS