E DIV: LOT 3 BLOCK A GRAY'S S/D
DC 953-2004, WD 1001-626, WD 108

DOLBRUS-GREENE MAGDALENA M/GREENE LAWREN
406 SE MONROE ST
LAKE CITY, FL 32025

2026

00-00-00-13318-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

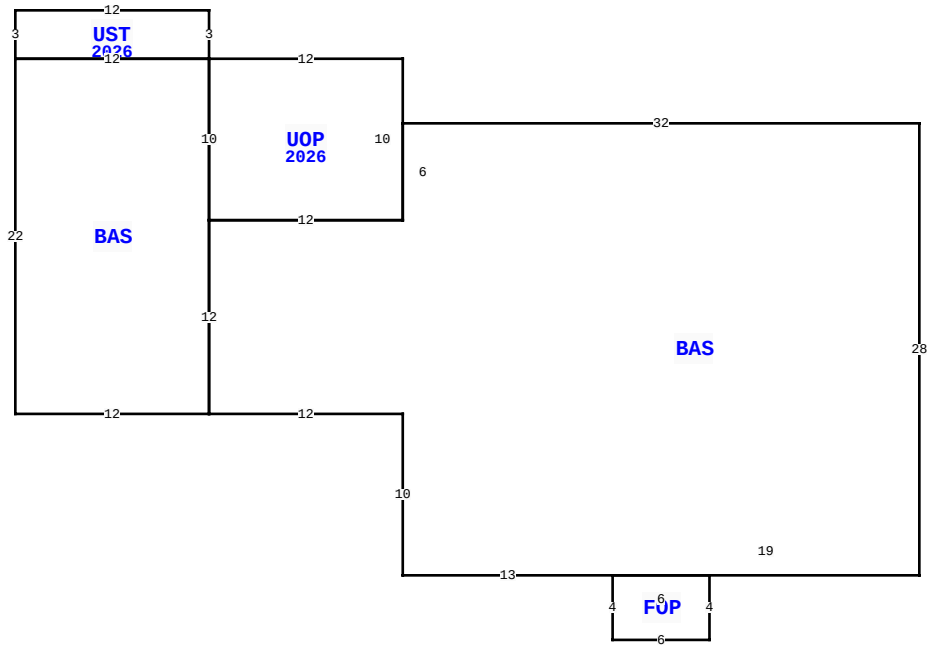
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	32317.120	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	27,324
BAS	1,040	100		1,040	107,640
FOP	24	30		7	725
UOP	120	20	2026	24	2,484
UST	36	45	2026	16	1,656
TOTALS	1,484			1,351	139,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,351	121.0560	138.00	186,438	1949	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2026 Heated Area: 1304 HX Base Yr



406 SE MONROE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	139,828
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	8,680
TOTAL MARKET VALUE	149,108
SOH/AGL Deduction	0
ASSESSED VALUE	149,108
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,108
TOTAL JUST VALUE	149,108
NCON VALUE	134,655
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047903	Electrical Servic	0	08/16/2023
00244			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1191	9/12/2025	WD	Q	I	01	198,000
GRANTOR: LEMLEY BARBARA J						
GRANTEE: DOLBRUS-GREENE MAGD						
1497/351	8/05/2023	WD	Q	I	01	16,000
GRANTOR: CORDLE DESTINI C SCOF						
GRANTEE: LEMLEY BARBARA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 S6 W12 S12 E12 S10 E13 E19 N28 $
BAS=[ORIG=-44,6] N10 W12 S22 E12 N12 $
UOP=[YR=2026;ORIG=-44,-4] E12 S10 W12 N10 $
UST=[YR=2026;ORIG=-56,-4] N3 E12 S3 W12 $
FOP=[ORIG=-19,28] S4 E6 N4 W6 $
.

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	1.00	UT	0.00	0.00	100	0	0	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	-385.00	107.00	9,137.00	SF		1.00	1.00	1.00	0.95	0.95	8,680							

REVIEW DATE 12/30/2025 BY TP Total Acres: 0.21 Total Land Value: 8,680 Market: 0 Agricultural: 0 Common: 8,680 PRINTED 05/08/2026 BY SYS