S DIV:LOT 10 BLK A MELTONS S/D.
905-2155, 2156, 2159, WD 1150-10

DESANGLES DOMINICK GABRIEL/FAULKNER SAMANTHA NICOL
433 SW THERESA CT
LAKE CITY, FL 32025

2026

00-00-00-13935-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05

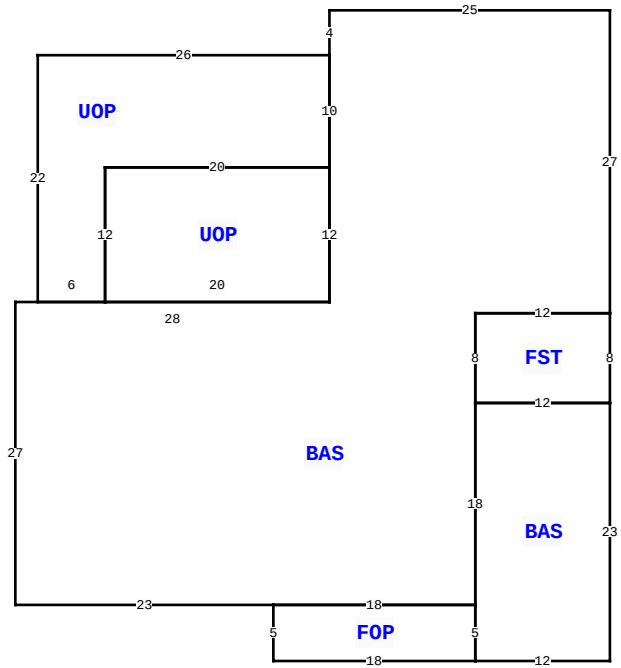
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100		276	26,735
BAS	1,769	100		1,769	171,350
FOP	90	30		27	2,616
FST	96	55		53	5,134
UOP	240	20		48	4,649
UOP	332	20		66	6,393
TOTALS	2,803			2,239	216,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,239	133.0560	149.02	333,656	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2045 HX Base Yr 2026



433 SW THERESA CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		216,876
TOTAL MARKET OB/XF VALUE		1,310
TOTAL LAND VALUE - MARKET		11,047
TOTAL MARKET VALUE		229,233
SOH/AGL Deduction		0
ASSESSED VALUE		229,233
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		177,822
TOTAL JUST VALUE		229,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1379/0343	2/22/2019	WD	Q	I	01	139,900
GRANTOR: NATHAN A & JANET R MO						
GRANTEE: DOMINICK DESANGLES						
1150/1052	5/08/2008	WD	Q	I	01	100
GRANTOR: JANET WILLIAMS NKA JA						
GRANTEE: NATHAN A MORGAN & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S4 UOP= W26 S22 E6 N12 E20 N10$ S10 UOP= W20 S12 E20 N12$ S12 W28 S27 E23 FOP= S5E18 N5 W18$ E18 BAS= S5 E12 N23 W12 S18$ N18 FST= E12 N8 W12 S8$ N8 E12 N27$.

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	250	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	16	10	160.00	UT	3.50	3.50	100	1993	1993	3	100	560	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,310

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	11,047.00	SF		1.00	1.00	1.00	1.00	1.00	11,047							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.25 Total Land Value: 11,047 Market: 0 Agricultural: 0 Common: 11,047 PRINTED 06/08/2026 BY SYS