LOT 18 UNIT 1 CARTER ACRES S/D
461-685, 705-024, WD 1053-1385,

DROTZER MICHAEL L/DROTZER MARY ANN
258 NW ADRIENNE GLN
LAKE CITY, FL 32055

2026

01-3S-16-01910-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

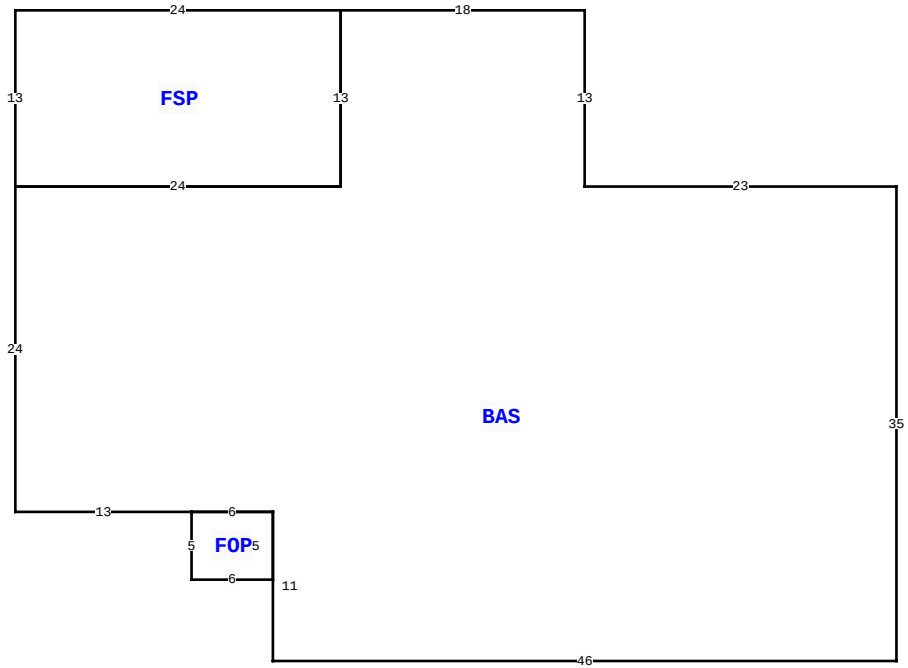
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100		2,300	179,535
FOP	30	30		9	703
FSP	312	40		125	9,757
TOTALS	2,642			2,434	189,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,434	105.3420	120.09	292,299	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 2300 HX Base Yr 2007



258 NW ADRIENNE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		189,994
TOTAL MARKET OB/XF VALUE		8,460
TOTAL LAND VALUE - MARKET		27,668
TOTAL MARKET VALUE		226,122
SOH/AGL Deduction		68,770
ASSESSED VALUE		157,352
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,941
TOTAL JUST VALUE		226,122
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,084

SALE:1:1: LOT 18 CARTER ACRES UNIT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053862	Generator		08/18/2025
37355	MAINT/ALTR	75	10/23/2018
8022	SFR	75,000	01/31/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1053/1385	7/28/2005	WD	Q	I		198,500
GRANTOR: TOMMY BROWN						
GRANTEE: MICHAEL L & MARY AN						
0764/2136	9/10/1992	WD	Q	V		14,400
GRANTOR: LENVIL DICKS						
GRANTEE: TOMMY BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N13 W18 FSP= W24 S13 E24 N13$ S13 W24 S24 E13 FOP= S5 E6 N5 W6$ E6 S11 E46 N35$.

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	100	10	14	140.00	UT	9.00	9.00	100	0	0	3	100	1,260	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 8,460

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/MH	0.00	0.00	5.27	AC		1.00	1.00	0.75	7,000.00	5,250.00	27,668							

REVIEW DATE 03/11/2026 BY robin Total Acres: 5.27 Total Land Value: 27,668 Market: 0 Agricultural: 0 Common: 27,668 PRINTED 05/08/2026 BY SYS