LOT 4 10TH FAIRWAY VILLAS S/D.
617-559, 931-2678, DC 1475-727,

DAVIES DWIGHT
175 SW CESSNA CT
LAKE CITY, FL 32025

2027

01-4S-16-02678-104

BUILDING CHARACTERISTICS

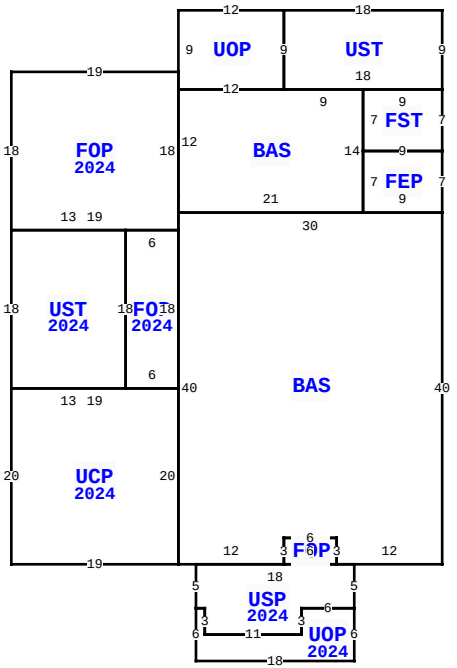
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	294	100		294	25,325
BAS	1,182	100		1,182	101,815
FEP	63	80		50	4,307
FOP	18	30		5	431
FOP	108	30	2024	32	2,757
FOP	342	30	2024	103	8,873
FST	63	55		35	3,015
UCP	380	20	2024	76	6,547
UOP	108	20		22	1,895
UOP	75	20	2024	15	1,292
TOTALS	3,152			2,035	175,291

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	120.4740	132.52	269,678	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1476 HX Base Yr



** This building has 13 Sub-Areas

146 SW WREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	12	60	720.00	UT	1.40	1.40	100	0	0	3	100	1,008	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	175,291
TOTAL MARKET OB/XF VALUE	2,908
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	193,949
SOH/AGL Deduction	0
ASSESSED VALUE	193,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,949
TOTAL JUST VALUE	193,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24433	GARAGE	95	04/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1156	10/17/2024	WD	Q	I	01	240,000
GRANTOR: AKERS ROGER						
GRANTEE: DAVIES DWIGHT						
1500/1166	8/29/2023	WD	Q	I	01	212,000
GRANTOR: PERKINS PENELOPE						
GRANTEE: AKERS ROGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-30,14] S40 E12 N3 E6 S3 E12 N40 W30 $
UCP=[YR=2024;ORIG=-30,54] W19 N20 E19 S20 $
FOP=[YR=2024;ORIG=-49,-2] E19 S18 W19 N18 $
BAS=[ORIG=-9,0] W9 W12 S12 S2 E21 N14 $
UST=[YR=2024;ORIG=-49,34] N18 E13 S18 W13 $
UST=[ORIG=0,0] N9 W18 S9 E18 $
USP=[YR=2024;ORIG=-10,54] W18 S5 E1 S3 E11 N3 E6 N5 $
UOP=[ORIG=-18,0] N9 W12 S9 E12 $
FOP=[YR=2024;ORIG=-36,16] E6 S18 W6 N18 $
UOP=[YR=2024;ORIG=-10,59] W6 S3 W11 N3 W1 S6 E18 N6 $
FST=[ORIG=0,0] W9 S7 E9 N7 $
FEP=[ORIG=-9,14] E9 N7 W9 S7 $

LAND DESCRIPTION

TOTAL OB/XF 2,908

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	0140	C	SFR GOLF	0			0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							

REVIEW DATE 11/04/2024 BY TP Total Acres: 0.18 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/17/2026 BY SYS