LOT 8 PLANTATION PARK S/D UNR:
OF NW COR OF SEC, RUN S 185.01 F
FOR POB, CONT E 215 FT, S 224.23

TYRE TABITHA S
253 SW DOCKERY LANE
LAKE CITY, FL 32024

2026

03-5S-16-03457-038

BUILDING CHARACTERISTICS

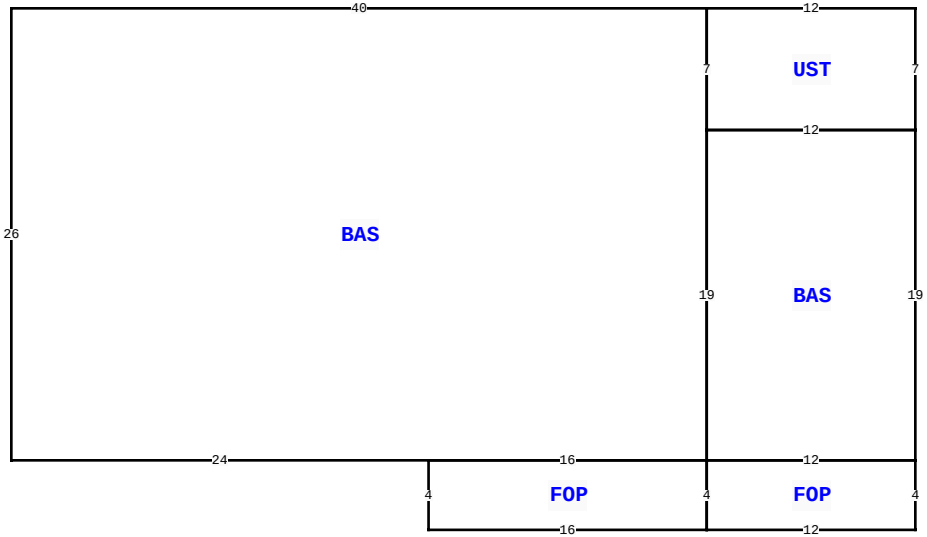
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	3516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	18,424
BAS	1,040	100		1,040	84,040
FOP	48	30		14	1,131
FOP	64	30		19	1,535
UST	84	45		38	3,071
TOTALS	1,464			1,339	108,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,339	111.0000	124.32	166,464	1977	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1268 HX Base Yr 2009



253 SW DOCKERY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0296	SHED METAL	0	100	12	14	168.00	UT	7.50	7.50	50	1993	1993	3	50	630	
2	0166	CONC,PAVMT	0	100	10	18	180.00	UT	2.00	2.00	70	1993	1993	3	70	252	
3	0166	CONC,PAVMT	0	100	16	30	480.00	UT	2.00	2.00	70	1993	1993	3	70	672	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,202
TOTAL MARKET OB/XF VALUE		1,554
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		132,756
SOH/AGL Deduction		44,424
ASSESSED VALUE		88,332
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,921
TOTAL JUST VALUE		132,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,756

SALE:2:1: ALREADY IN MARY'S NAME

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1155/2418	8/04/2008	WD	Q	I		109,900
GRANTOR: GATEWAY DEVELOPMENT						
GRANTEE: TABITHA S TYRE						
1045/2143	5/06/2005	WD	Q	I		70,000
GRANTOR: JAMES T WILILAMS						
GRANTEE: GATEWAY DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E24 FOP= S4 E16N4 W16$ E16 FOP= S4 E12 N4 W12$
BAS= E12 N19W12 S19 $ N19 UST= E12 N7 W12S7$ N7 $.

LAND DESCRIPTION

TOTAL OB/XF 1,554

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		00	215.00	215.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 02/06/2026 BY KS Total Acres: 1.06 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 06/22/2026 BY SYS