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

**2027**

**03-5S-16-03457-038**

## BUILDING CHARACTERISTICS

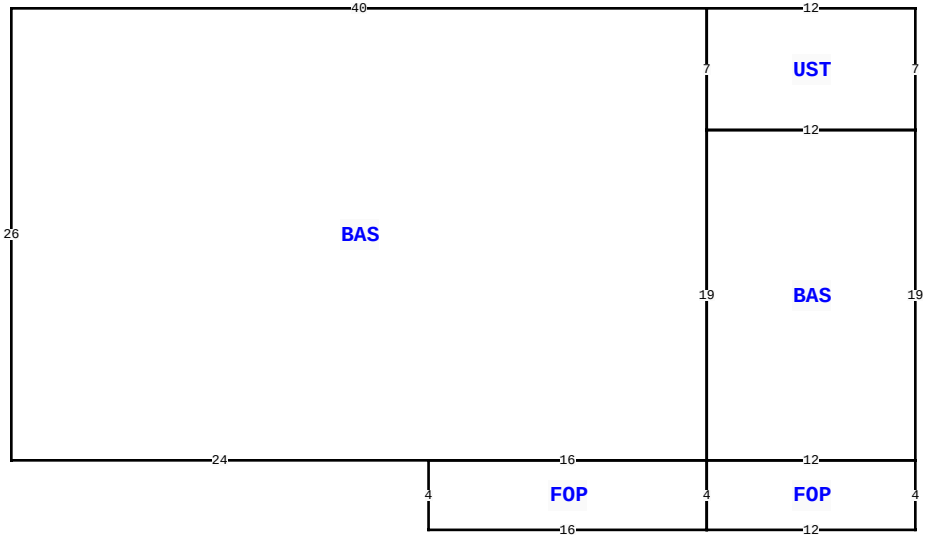
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 18,095 |
| BAS | 1,040 | 100 | | 1,040 | 82,540 |
| FOP | 48 | 30 | | 14 | 1,111 |
| FOP | 64 | 30 | | 19 | 1,508 |
| UST | 84 | 45 | | 38 | 3,016 |
| TOTALS | 1,464 | | | 1,339 | 106,270 |

## 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 | 122.10 | 163,492 | 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

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 106,270 |
| TOTAL MARKET OB/XF VALUE | | 1,554 |
| TOTAL LAND VALUE - MARKET | | 23,000 |
| TOTAL MARKET VALUE | | 130,824 |
| SOH/AGL Deduction | | 39,842 |
| ASSESSED VALUE | | 90,982 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 39,571 |
| TOTAL JUST VALUE | | 130,824 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 132,756 |

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 11/16/2026 BY SYS