LOT 2 BLOCK D WESTWOOD ACRES.
392-535, 407-334, 636-44, 845-25

YARGHN VERONICA SUE/YARGHN HENRY RAY JR
174 SW DALMATION LN
LAKE CITY, FL 32024

2027

04-4S-16-02764-000

BUILDING CHARACTERISTICS

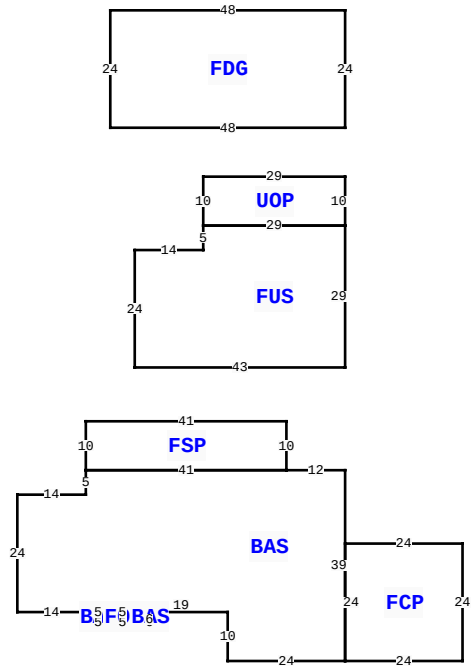
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 80
Roof Cover	14	PREFIN MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 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	4416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10	100		10	962
BAS	12	100		12	1,154
BAS	2,113	100		2,113	203,102
FCP	576	25		144	13,841
FDG	1,152	60		691	66,419
FOP	10	30		3	288
FSP	410	40		164	15,764
FUS	1,177	100		1,177	113,133
UOP	290	20		58	5,575
TOTALS	5,750			4,372	420,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,372	116.5080	128.16	560,316	1975	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2026 Heated Area: 3312 HX Base Yr



174 SW DALMATION LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	160	
4	0060	CARPORT F	0	0	24	24	576.00	UT	5.00	5.00	60	1993	1993	3	60	1,728	
5	0280	POOL R/CON	0	0	16	30	480.00	UT	70.00	70.00	100	2007	2007	3	54	18,144	
6	0166	CONC,PAVMT	0	0	0	0	1,296.00	UT	2.25	2.25	100	2010	2010	3	100	2,916	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
8	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
9	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
10	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 26,948

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	0		A-1	0.00	0.00	2.03	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,240							

REVIEW DATE 07/30/3019 BY HC Total Acres: 2.03 Total Land Value: 16,240 Market: 0 Agricultural: 0 Common: 16,240 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	420,237
TOTAL MARKET OB/XF VALUE	27,348
TOTAL LAND VALUE - MARKET	16,240
TOTAL MARKET VALUE	463,825
SOH/AGL Deduction	0
ASSESSED VALUE	463,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	463,825
TOTAL JUST VALUE	463,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	464,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043027	Remodel	60,000	10/25/2021
37348	REMODEL	331	10/23/2018
28937	GARAGE	25	10/13/2010
25821	POOL	95	05/18/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/2650	3/16/2026	WD	Q	I	01	599,000
GRANTOR: MAY MARIE E LIVING TR						
GRANTEE: YARGHN VERONICA SUE						
1493/51	6/13/2023	WD	U	I	11	100
GRANTOR: MAY MARIE E						
GRANTEE: MAY MARIE E LIVING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N10 W41 S10 E41$ W41 S5 W14 S24 E14 BAS= S2 E5 N2 W5$ E5 FOP= S2 E5 N2W5$ E5 BAS= S2 E6 N2 W6$ E19 S10 E24 FCP= E24 N24 W24 S24$ N39$ PTR=N50 UOP= N10 W29 S10 E29$ FUS= W29 S5 W14 S24E43 N29$ S50$ PTR= N70 FDG= N24 W48 S24 E48$ S70$.

LOT 2 BLOCK D WESTWOOD ACRES.
392-535, 407-334, 636-44, 845-25

YARGHN VERONICA SUE/YARGHN HENRY RAY JR
174 SW DALMATION LN
LAKE CITY, FL 32024

2027

04-4S-16-02764-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1493/51	6/13/2023	WD	U	I	11	100
GRANTOR: MAY MARIE E						
GRANTEE: MAY MARIE E LIVING						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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

REVIEW DATE 07/30/3019 BY HC Total Acres: 2.03 Total Land Value: 16,240 Market: 0 Agricultural: 0 Common: 16,240 PRINTED 11/17/2026 BY SYS