

COMM NW COR, RUN S 1225.20 FT, E
R/W OF CR-131, S 662.92 FT FOR P
FT, S 669.92 FT, W 1184.56 FT, T

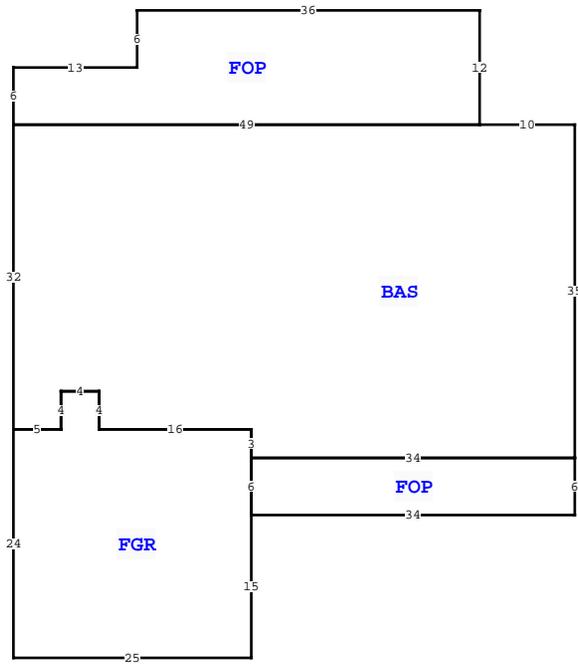
DORCAS MICHELLE L/DORCAS WAYNE
10011 SW TUSTENUGEE AVE
LAKE CITY, FL 32024

2026

05-6S-17-09612-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	00	N/A	50
Interior Floor	13	LAM/VNLPLK	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,974	100	
FGR	616	55	
FOP	204	30	
FOP	510	30	
TOTALS	3,304		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,527	110.1030	123.32	311,630	2021	2021	0	0	4.00	96.00
1 SINGLE FAM 100% - 2022 Heated Area: 1974 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			299,165
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			147,600
TOTAL MARKET VALUE			370,765
SOH/AGL Deduction			88,095
ASSESSED VALUE			282,670
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			231,259
TOTAL JUST VALUE			447,965
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			414,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41246	SFR		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/1486	1/05/2021	WD	U	V	30	100
GRANTOR: DORCAS WAYNE L & GRANTEE: DORCAS MICHELLE L						
1413/1066	6/10/2020	WD	Q	V	01	122,000
GRANTOR: ARNOLD J & DELLA CABE GRANTEE: WAYNE L DORCAS & MI						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=30,-20] W10 W49 S32 E5 N4 E4 S4 E16 S3 E34 N35 \$	
FGR=[ORIG=-4,12] W16 N4 W4 S4 W5 S24 E25 N15 N6 N3 \$	
FOP=[ORIG=20,-20] N12 W36 S6 W13 S6 E49 \$	
FOP=[ORIG=-4,15] E34 S6 W34 N6 \$	

EXTRA FEATURES																
L N	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	100	0	400.00	UT	3.00	3.00	100	2022	2021		100	1,200	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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					8.45	AC		1.00	1.00	1.00	8,000.00	8,000.00	67,600							
2	6200	A	PASTURE 3	0					10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	9910	M	MKT.VAL.AG	0					10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000							