LOT 106 & THE WEST 5 FT OF LOT 1
LANDING S/D.

DEDOS GEORGE
1279 SW PANTHER PL
LAKE CITY, FL 32025

2027

06-4S-17-08028-206

BUILDING CHARACTERISTICS

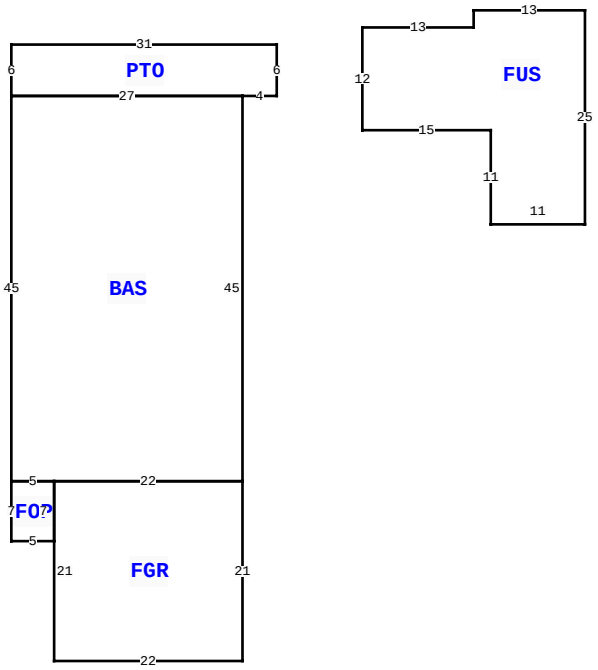
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,215	100		1,215	106,212
FGR	462	55		254	22,204
FOP	35	30		10	875
FUS	459	100		459	40,125
PTO	186	5		9	787
TOTALS	2,357			1,947	170,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,947	104.7731	115.25	224,392	2002	2002	0	0	0	24.15	75.85

1 SINGLE FAM 0% - 2025 Heated Area: 1674 HX Base Yr



1279 SW PANTHER PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
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	496.00	UT	2.00	2.00	100	2002	2002	3	100	992	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	170,201
TOTAL MARKET OB/XF VALUE	992
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	186,943
SOH/AGL Deduction	0
ASSESSED VALUE	186,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,943
TOTAL JUST VALUE	186,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0808	REROOF	7,000	10/03/2025
2236	SFR	320	10/31/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/770	4/08/2024	WD	Q	I	01	220,000
GRANTOR: THOMPSON RICK E						
GRANTEE: DEDOS GEORGE						
1026/1498	9/20/2004	WD	Q	I	01	100
GRANTOR: BEADLE						
GRANTEE: THOMPSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N45 PTO= E4 N6 W31 S6 E27$ W27 S45 FOP= S7 E5 N7 W5$ E5 FGR= S21 E22 N21 W22$ E22 $ PTR= N30 E40 FUS= N25 W13 S2 W13 S12 E15 S11 E11$ S30 W40 $.

LAND DESCRIPTION

TOTAL OB/XF 992

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			0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							

REVIEW DATE 04/16/2024 BY ME Total Acres: 0.08 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/16/2026 BY SYS