W 155 FT OF E 1005.69 FT OF S1/2
NW1/4 OF NE1/4 EX N 1.0 FT.

TABB JASMINE/SPOEHR ALEXIS
170 SW DYNASTY GLN
LAKE CITY, FL 32024

2027

06-5S-17-09129-004

BUILDING CHARACTERISTICS

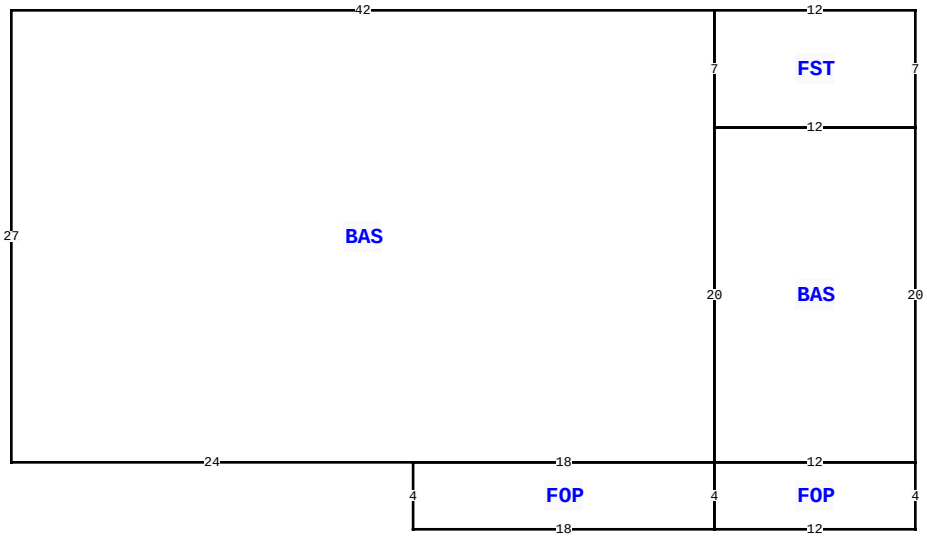
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 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	6517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	18,688
BAS	1,134	100		1,134	88,297
FOP	48	30		14	1,090
FOP	72	30		22	1,713
FST	84	55		46	3,582
TOTALS	1,578			1,456	113,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,456	108.9000	119.79	174,414	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1374 HX Base Yr



170 SW DYNASTY GLN, 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	0210	GARAGE U	0	0	26	26	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	113,369
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	23,600
TOTAL MARKET VALUE	139,969
SOH/AGL Deduction	0
ASSESSED VALUE	139,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,969
TOTAL JUST VALUE	139,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1941	6/17/2026	QC	U	I	11	100
GRANTOR: MCPHEARSON ZACHARY						
GRANTEE: SPOEHR ALEXIS						
1379/2752	2/22/2019	QC	U	I	11	100
GRANTOR: NEIL R STULTS						
GRANTEE: JASMINE TABB & ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S27 E24 FOP= S4 E18 N4 W18$ E18 FOP= S4 E12 N4
W12$BAS= E12 N20W12 S20$ N20 FST= E12 N7W12S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	1.18	AC		1.00	1.00	1.00	20,000.00	20,000.00	23,600							

REVIEW DATE 07/24/2017 BY RP Total Acres: 1.18 Total Land Value: 23,600 Market: 0 Agricultural: 0 Common: 23,600 PRINTED 11/17/2026 BY SYS