THE W 155 FT OF E 540.69 FT OF S
NW1/4 OF NE1/4 EX N 1 FT.

FOLEY MATTHEW LOUIS
260 SW DYNASTY GLN
LAKE CITY, FL 32024

2027

06-5S-17-09129-011

BUILDING CHARACTERISTICS

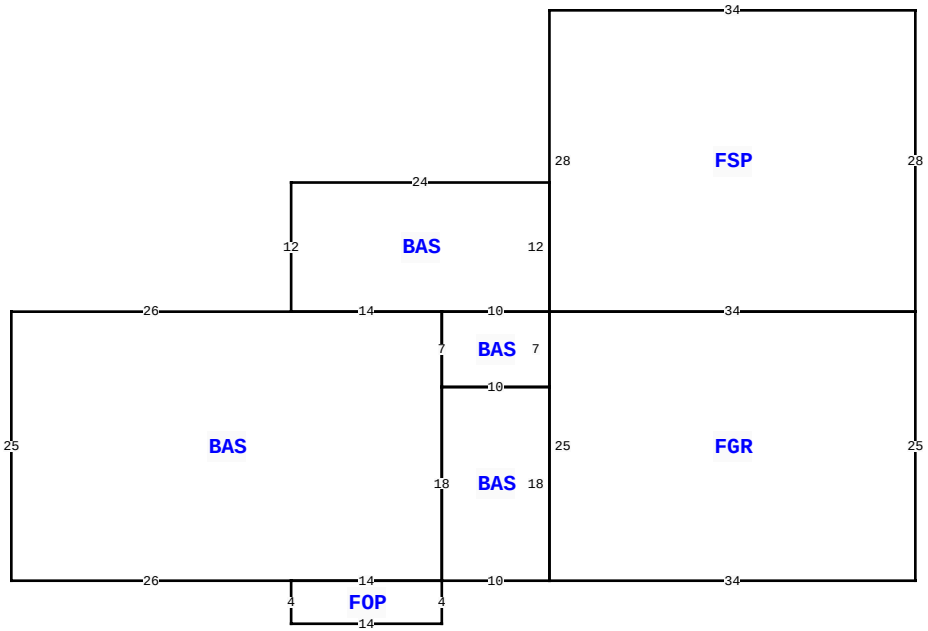
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	6517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100		70	5,125
BAS	180	100		180	13,179
BAS	288	100		288	21,086
BAS	1,000	100		1,000	73,216
FGR	850	55		468	34,265
FOP	56	30		17	1,245
FSP	952	40		381	27,895
TOTALS	3,396			2,404	176,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,404	102.4029	112.64	270,787	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1538 HX Base Yr



260 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	0294	SHED WOOD/	0	0	8	14	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	0	20	24	480.00	UT	4.50	4.50	100	1993	1993	3	100	2,160	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,500	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	176,012
TOTAL MARKET OB/XF VALUE	4,960
TOTAL LAND VALUE - MARKET	23,600
TOTAL MARKET VALUE	204,572
SOH/AGL Deduction	0
ASSESSED VALUE	204,572
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,572
TOTAL JUST VALUE	204,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10717	GARAGE	50	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2405	2/27/2026	WD	Q	I	01	220,000
GRANTOR: LINTON BRIAN						
GRANTEE: FOLEY MATTHEW LOUIS						
1561/2401	12/24/2025	QC	U	I	11	100
GRANTOR: TURBEVILLE RON						
GRANTEE: TURBEVILLE RON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S25 E26 FOP= S4 E14N4 W14$ E14 BAS= E10 FGR= E34 N25 FSP= N28 W34 S28 E34$ W34 S25$ N18 W10 S18$ N18 BAS= E10 N7 W10 S7 $ N7 BAS= E10 N12 W24S12 E14$ W14$.

LAND DESCRIPTION

TOTAL OB/XF 4,960

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 05/27/2026 BY TP Total Acres: 1.18 Total Land Value: 23,600 Market: 0 Agricultural: 0 Common: 23,600 PRINTED 11/17/2026 BY SYS