COMM AT NW COR OF SEC, RUN E 723
1326.04 FT, E 263.53 FT FOR POB,
343.67 FT TO SE COR OF NW1/4 OF

DOUGLASS DAVID S JR/DOUGLASS MAKAYLA
384 SW SOLSTICE CT
LAKE CITY, FL 32024

2027

06-5S-17-09130-000

BUILDING CHARACTERISTICS

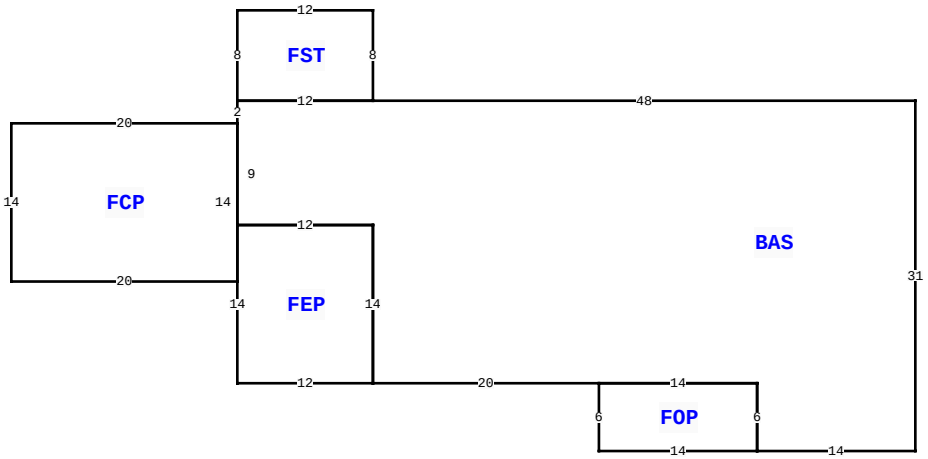
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	1,416	100		1,416	104,870
FCP	280	25		70	5,184
FEP	168	80		134	9,924
FOP	84	30		25	1,852
FST	96	55		53	3,925
TOTALS	2,044			1,698	125,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,698	103.5860	113.94	193,470	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1416 HX Base Yr



152 SW SOLSTICE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	180	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
6	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	250.00	250.00	100	2012	2012	3	100	250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,756
TOTAL MARKET OB/XF VALUE	12,230
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	173,986
SOH/AGL Deduction	0
ASSESSED VALUE	173,986
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,986
TOTAL JUST VALUE	173,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1319	5/05/2025	PB	U	I	18	0
GRANTOR: DOUGLASS CAROL LYNNE						
GRANTEE: DOUGLASS DAVID S JR						
1306/1543	12/23/2015	PB	U	I	18	100
GRANTOR: CLERK OF COURT (ELOI						
GRANTEE: FINLEY LITTLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FST= N8 W12 S8 E12$ W12 S2 FCP= W20 S14 E20 N14$ S9 FEP= S14 E12 N14 W12$ E12 S14 E20 FOP= S6 E14 N6W14$ E14 S6 E14 N31$.

LAND DESCRIPTION

TOTAL OB/XF 12,230

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	1.13	AC		1.00	1.00	1.00	16,000.00	16,000.00	18,080							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.12	AC		1.00	1.00	1.00	16,000.00	16,000.00	17,920							

REVIEW DATE 07/25/2017 BY DF Total Acres: 2.25 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/16/2026 BY SYS