BEG NW COR OF SW1/4 OF NE1/4, RU
POB, CONT E 222 FT, S 196 FT, W
TO POB. (LOT 9-A TINA'S S/D UNIT

KNOWLES NOAH
206 SW DOGWOOD LAKE GLN
LAKE CITY, FL 32024

2027

06-5S-17-09133-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

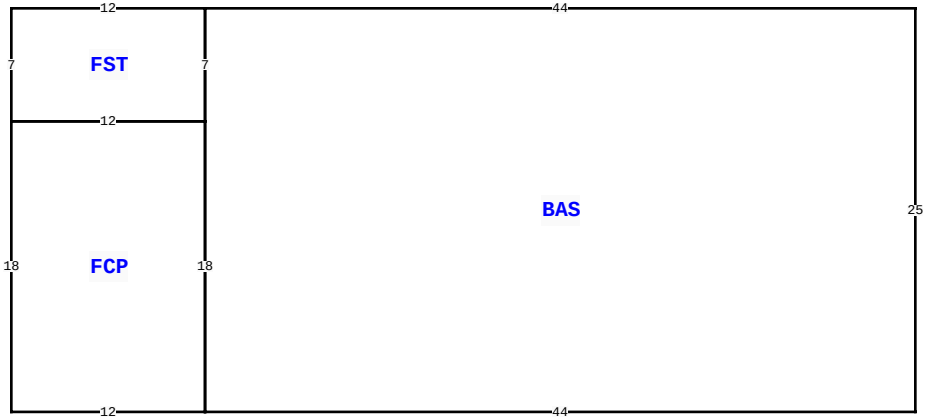
NEIGHBORHOOD/LOC 6517.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	18,874
FCP	216	25		54	927
FST	84	55		46	789
TOTALS	1,400			1,200	20,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,200	77.9933	85.79	102,948	1973	1973	0	0	70	35.00	20.00

1 SINGLE FAM 0% - 2024 Heated Area: 1100 HX Base Yr



485 SW TINA 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,590
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	43,990
SOH/AGL Deduction	0
ASSESSED VALUE	43,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,990
TOTAL JUST VALUE	43,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/366	3/09/2023	WD	Q	I	01	40,000
GRANTOR: O'STEEN GEORGIANNA						
GRANTEE: KNOWLES NOAH						
1486/364	3/09/2023	QC	U	I	11	0
GRANTOR: O'STEEN STEVEN						
GRANTEE: O'STEEN GEORGIANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FST= W12 S7 E12 N7$S7 FCP= W12 S18 E12 N18$ S18 E44 N25$.

LAND DESCRIPTION

TOTAL OB/XF 400

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 04/06/2023 BY KGS Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS