LOT 6 BLOCK B HOLLY BROOK S/D.
811-1185, 837-2025, WD 1051-2860

DICK SEAN/DICK SUNSHINE
528 SW DEANNA TERR
LAKE CITY, FL 32025

2027

07-4S-17-08106-236

BUILDING CHARACTERISTICS

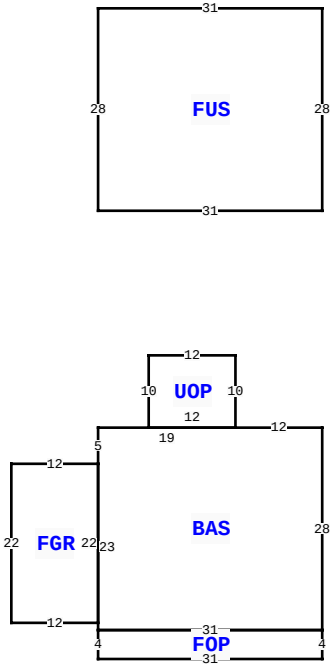
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 06
NEIGHBORHOOD/LOC		7417.0600 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100		868	85,389
FGR	264	55		145	14,264
FOP	124	30		37	3,640
FUS	868	100		868	85,389
UOP	120	20		24	2,361
TOTALS	2,244			1,942	191,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	113.5628	124.92	242,595	2008	2008	0	0	0	21.25	78.75

1 SINGLE FAM 100% - 2021 Heated Area: 1736 HX Base Yr 2021



528 SW DEANNA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	100	0	0	824.00	UT	3.00	3.00	100	2008	2008	3	100	2,472	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		191,044
TOTAL MARKET OB/XF VALUE		2,672
TOTAL LAND VALUE - MARKET		21,375
TOTAL MARKET VALUE		215,091
SOH/AGL Deduction		41,494
ASSESSED VALUE		173,597
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,186
TOTAL JUST VALUE		215,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,562

LAND:1:1: .59 AC LOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24266	SFR	468	03/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/354	12/28/2020	WD	Q	I	01	200,000
GRANTOR: DUREN WILLIAM LOGAN						
GRANTEE: DICK SEAN						
1334/2360	4/14/2017	WD	Q	I	01	149,900
GRANTOR: DANIEL SAURIOL						
GRANTEE: WILLIAM LOGAN DUREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N10 W12 S10 E12$ W19 S5 FGR= W12 S22 E12 N22$ S23 FOP= S4 E31 N4 W31$ E31 N28$ PTR= N30 FUS= N28 W31 S28 E31$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,672

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.95	22,500.00	21,375.00	21,375							

REVIEW DATE 03/29/2017 BY DF Total Acres: 0.59 Total Land Value: 21,375 Market: 0 Agricultural: 0 Common: 21,375 PRINTED 11/17/2026 BY SYS