

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

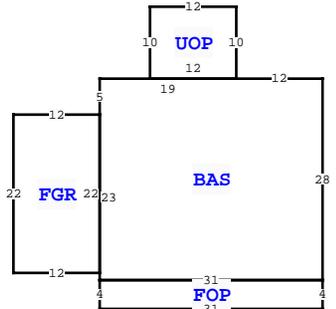
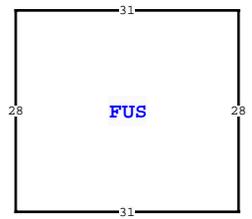
DICK SEAN/DICK SUNSHINE
528 SW DEANNA TERR
LAKE CITY, FL 32025

2026

07-4S-17-08106-236

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	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 Units	05 CONV 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	129.46	251,411	2008	2008	0	0	21.25	78.75		
1 SINGLE FAM 100% - 2021 Heated Area: 1736 HX Base Yr 2021													



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	88,492
FGR	264	55		145	14,783
FOP	124	30		37	3,772
FUS	868	100		868	88,492
UOP	120	20		24	2,447
TOTALS	2,244			1,942	197,986

528 SW DEANNA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		197,986	
TOTAL MARKET OB/XF VALUE		2,672	
TOTAL LAND VALUE - MARKET		21,375	
TOTAL MARKET VALUE		222,033	
SOH/AGL Deduction		53,492	
ASSESSED VALUE		168,541	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		117,130	
TOTAL JUST VALUE		222,033	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,849	
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						

EXTRA FEATURES																
L N	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			3.00	100	2008	2008	3	100	2,472	
2	0294	SHED WOOD/	0	100	0	0			0.00	100	2017	2017	3	100	200	

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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							