LOT 5 HOLLY HILL S/D.
826-313, 930-1199, DC 1346-2767,

BLOCHER STEVEN F/CLOCHER RUTH A
261 SW DEANNA TER
LAKE CITY, FL 32025

2026

07-4S-17-08111-105

BUILDING CHARACTERISTICS

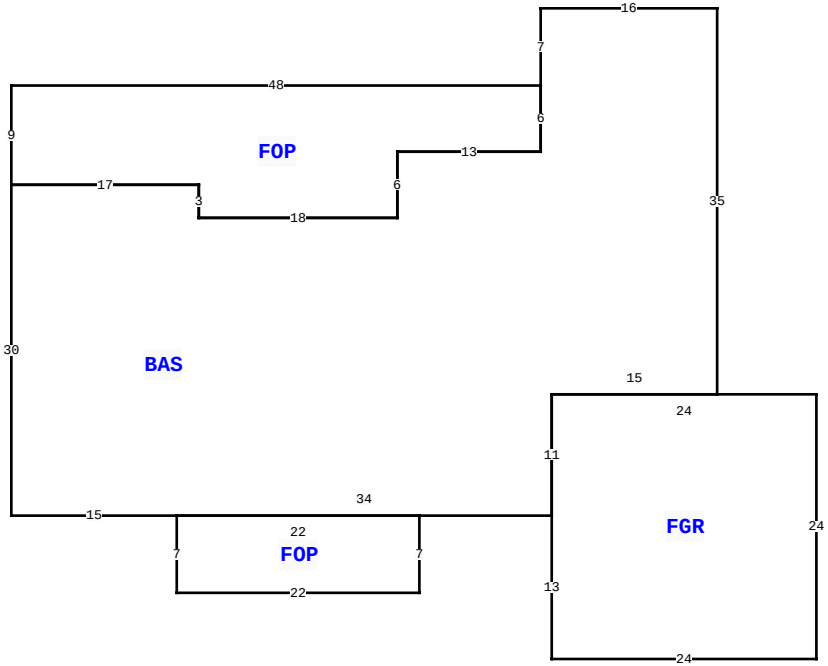
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0700	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100		1,996	271,829
FGR	576	55		317	43,171
FOP	154	30		46	6,264
FOP	447	30		134	18,249
TOTALS	3,173			2,493	339,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,493	129.3600	144.88	361,186	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 50% - 2020 Heated Area: 1996 HX Base Yr 2020



261 SW DEANNA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		339,515
TOTAL MARKET OB/XF VALUE		4,236
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		362,251
SOH/AGL Deduction		82,033
ASSESSED VALUE		280,218
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		228,807
TOTAL JUST VALUE		362,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38313	SFR	1,106	07/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/779	5/11/2026	WD	Q	I	01	440,000
GRANTOR: BRINKLEY CHADD						
GRANTEE: BLOCHER STEVEN F						
1387/0740	6/21/2019	WD	U	V	11	100
GRANTOR: CHAD BRINKLEY & HOLLY						
GRANTEE: CHAD BRINKLEY & HOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S7 FOP= W48 S9 E17 S3 E18 N6 E13 N6$ S6 W13 S6 W18 N3 W17 S30 E15 FOP= S7 E22 N7 W22$ E34 FGR= S13 E24 N24 W24 S11$ N11 E15 N35$.

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	50	0	0	2,118.00	UT	2.00	2.00	100	2019	2019	3	100	4,236	

LAND DESCRIPTION

TOTAL OB/XF 4,236

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	50		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/03/2019 BY HC Total Acres: 0.82 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/23/2026 BY SYS