

LOT 16 HOLLY HILL S/D.
826-313, 833-1461, 856-370, 966-

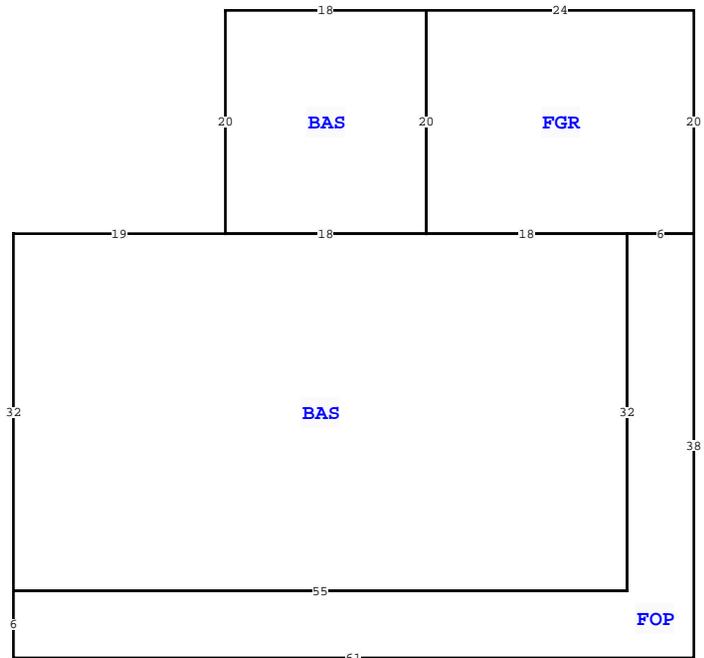
DAHLGREN DON/DAHLGREN KERRI
260 SW DEANNA TER
LAKE CITY, FL 32025

2026

07-4S-17-08111-116

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	04	04 100
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	2,551	132.0550	150.54	384,028	1997	1997	0	0	28.00	72.00		
1 SINGLE FAM 100% - 2024 Heated Area: 2120 HX Base Yr 2024													



Quality		05 05			
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	360	100		360	39,020
BAS	1,760	100		1,760	190,764
FGR	480	55		264	28,615
FOP	558	30		167	18,101
TOTALS	3,158			2,551	276,500

260 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		276,500	
TOTAL MARKET OB/XF VALUE		10,288	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		309,288	
SOH/AGL Deduction		90,553	
ASSESSED VALUE		218,735	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		167,324	
TOTAL JUST VALUE		309,288	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,212	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12066	SFR	295	01/21/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2763	1/17/2023	WD	Q	I	01	318,000
GRANTOR: SELLERS NINA Y						
GRANTEE: DAHLGREN DON						
1417/0590	8/14/2020	QC	U	I	11	100
GRANTOR: NINA Y SELLERS						
GRANTEE: NINA Y SELLERS						

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	10	UT	10.00	10.00	100	1998	1998	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	1998	1998	3	100	2,500	
4	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	1998	1998	3	100	3,088	
5	0294	SHED WOOD/	0	100	0	0	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
TOTAL OB/XF														10,288		

BUILDING NOTES													

BUILDING DIMENSIONS
BAS= W19 S32 FOP= S6 E61 N38W6 S32 W55\$ E55 N32 FGR= E6 N20 W24 S20 E18\$ W18 BAS= N20W18 S20 E18\$ W18\$.

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							