

BEG NW COR OF NE1/4 OF NE1/4, RU
E 533.42 FT, N 219.76 FT, W 69.7
FT TO S R/W OF RD, W'LY ALONG R/

BOYETTE GLENN H/BOYETTE DONNA
2398 SW DAIRY ST
LAKE CITY, FL 32024

2026

07-5S-16-03485-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	60
Exterior Wall	19	COMMON BRK	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	02
NEIGHBORHOOD/LOC	7516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	264	100	
BAS	2,254	100	
FOP	168	30	
FSP	88	40	
FSP	325	40	
FUS	192	100	
FUS	210	100	
UOP	24	20	
UOP	40	20	
TOTALS	3,565		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 0											
Heated Area: 2920 HX Base Yr													
2398 SW DAIRY ST, LAKE CITY													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE	05/06/2026 MLU			
				INC DATE					AG DATE				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				268,523		
TOTAL MARKET OB/XF VALUE				31,359		
TOTAL LAND VALUE - MARKET				12,500		
TOTAL MARKET VALUE				312,382		
SOH/AGL Deduction				121,670		
ASSESSED VALUE				190,712		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				139,301		
TOTAL JUST VALUE				312,382		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				310,843		
XFOB: 3:1: AROUND POOL						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000042529	Remodel	39,599	08/11/2021			
37889	PUMP/UTPOL	50	03/21/2019			
34145	POOL	200	06/16/2016			
11450	POOL	90	07/20/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/1489	12/28/2018	LE U	I	14		100
GRANTOR: GLENN H & DONNA D BOY						
GRANTEE: GLENN H & DONNA D B						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W29 S14 W10 FSP= W11 S8E11 N8\$ S8 W11 N8 FSP= E11 N13 W25 S13 E14\$ W14 S37 E14 FOP= E28 N6 W28 S6\$ N6 E28 BAS= S6 E22 N12 W22 S6\$ N6 E22 N39\$ PTR=N30 FUS= N15 W14 S15 E 3 UOP= S5 E8 N5 W8\$E11\$ S30\$ PTR=N30 E20 FUS= N16 W12 S16 E3 UOP= S4 E6 N4W6\$ E9\$ S30 W20\$.						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0
2	0166	CONC, PAVMT	0	100	0	0	486.00	UT	1.50	1.50	100	1993
3	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2016
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019
TOTAL OB/XF 31,359												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00