E1/2 OF NE1/4, EX BEG NW COR OF
RUN S 1382.61 FT, E 533.42 FT, N
69.76 FT, N 1135.70 FT TO S R/W

COX DONALD W/COX MICHELLE L
2274 SW DAIRY ST
LAKE CITY, FL 32024

2027

07-5S-16-03485-004

BUILDING CHARACTERISTICS

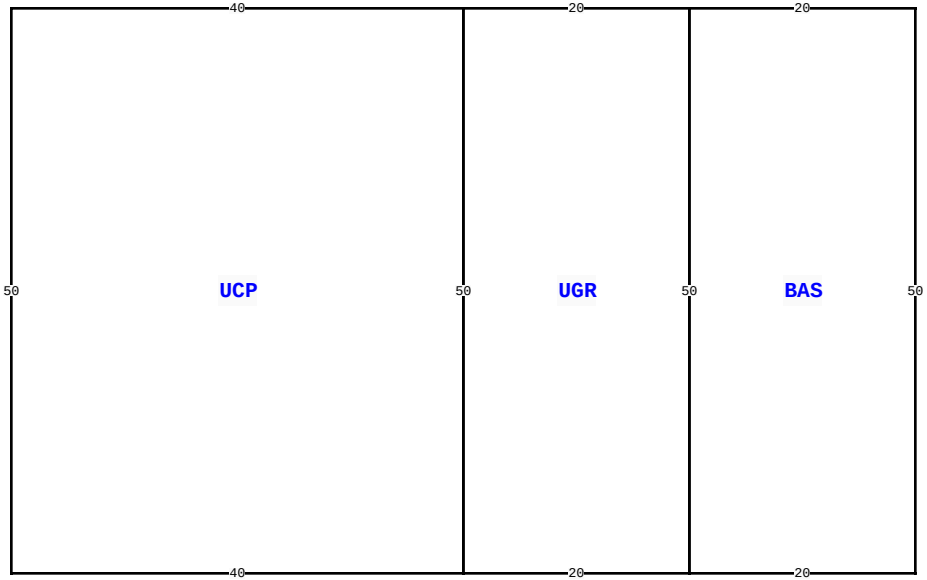
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	24,902
UCP	2,000	30		600	14,941
UGR	1,000	50		500	12,451
TOTALS	4,000			2,100	52,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	2,100	92.4000	32.34	67,914	2005	2005	0	0	0	23.00	77.00

1 PREF M B S 0% - 2006 Heated Area: 1000 HX Base Yr 2006



2274 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
2	0040	BARN,POLE	0	100	50	78	3,900.00	UT	7.00	7.00	100	2014	2014	3	100	27,300	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0280	POOL R/CON	0	100	16	32	412.00	UT	70.00	70.00	100	2015	2015	3	79	22,784	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		398,136
TOTAL MARKET OB/XF VALUE		55,184
TOTAL LAND VALUE - MARKET		358,160
TOTAL MARKET VALUE		476,774
SOH/AGL Deduction		110,351
ASSESSED VALUE		366,423
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		315,012
TOTAL JUST VALUE		811,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		817,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048516	Roof Replacement	36,772	10/27/2023
32756	POOL	180	03/10/2015
24592	SFR	714	06/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/1623	4/21/2026	LE	U	I	14	100
GRANTOR: COX DONALD W (ENH LIF						
GRANTEE: PRIDGEON HANNAH (RM						
0967/2116	11/18/2002	WD	Q	V		162,500
GRANTOR: GLENN & LADONNA BOYET						
GRANTEE: DONALD & MICHELLE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UGR= W20 UCP= W40 S50 E40 N50$ S50 E20 N50$ S50 E20 N50$.

LAND DESCRIPTION

TOTAL OB/XF 55,184

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	64.12	AC		1.00	1.00	1.00	280.00	280.00	17,954							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	64.12	AC		1.00	1.00	1.00	5,500.00	5,500.00	352,660							

REVIEW DATE 02/06/2024 BY JS Total Acres: 65.12 Total Land Value: 23,454 Market: 352,660 Agricultural: 17,954 Common: 5,500 PRINTED 11/17/2026 BY SYS

E1/2 OF NE1/4, EX BEG NW COR OF
RUN S 1382.61 FT, E 533.42 FT, N
69.76 FT, N 1135.70 FT TO S R/W

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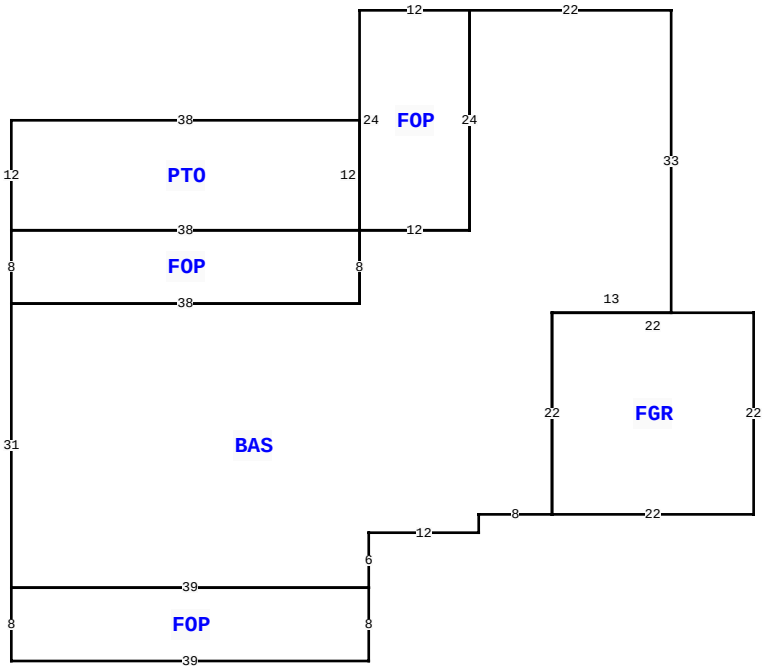
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,506	100		2,506	282,675
FGR	484	55		266	30,005
FOP	288	30		86	9,701
FOP	304	30		91	10,265
FOP	312	30		94	10,603
PTO	456	5		23	2,594
TOTALS	4,350			3,066	345,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,066	125.0524	137.56	421,759	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 2006 Heated Area: 2506 HX Base Yr 2006



2274 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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0967/2116	11/18/2002	WD	Q	V		162,500
GRANTOR: GLENN & LADONNA BOYET						
GRANTEE: DONALD & MICHELLE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= W12 S24 E12 N24$ S24 W12 PTO= N12 W38 S12 E38$
FOP= W38 S8 E38 N8$ S8 W38 S31 FOP= S8 E39 N8 W39$ E39 N6 E12
N2 E8 FGR= E22 N22 W22 S22$ N22 E13 N33$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/06/2024 BY JS Total Acres: 65.12 Total Land Value: 23,454 Market: 352,660 Agricultural: 17,954 Common: 5,500 PRINTED 11/17/2026 BY SYS