E1/2 OF NW1/4 & BEG AT NE COR OF COLUMBIA ACRES RUN W 300 FT, S 1 300 FT, N 20.6 FT TO POB & W1/2

BOYETTE VIRGINIA
2676 SW DAIRY ST
LAKE CITY, FL 32024

2027

07-5S-16-03486-000

BUILDING CHARACTERISTICS

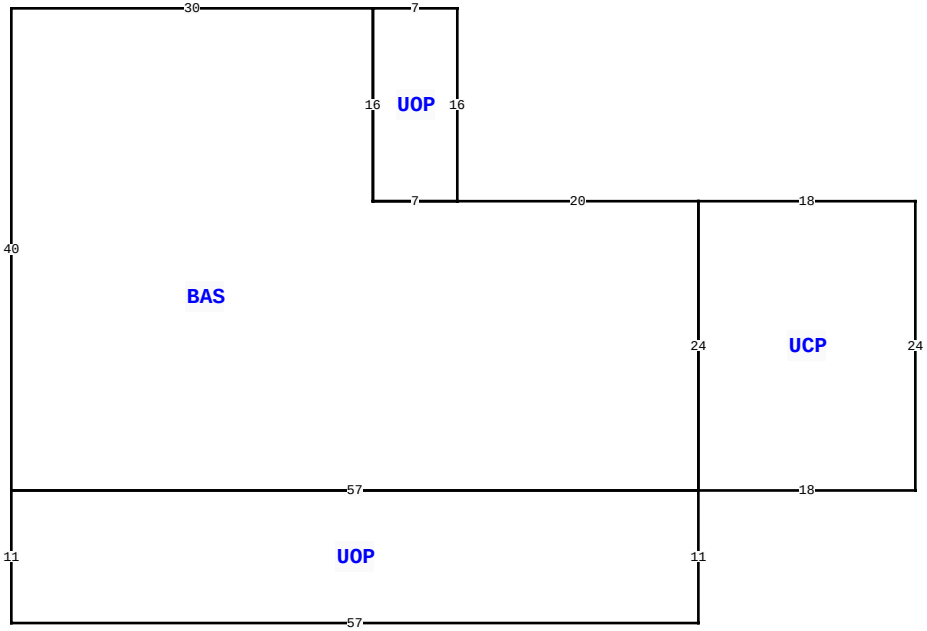
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
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	1,848	100		1,848	66,426
UCP	432	20		86	3,091
UOP	112	20		22	791
UOP	627	20		125	4,493
TOTALS	3,019			2,081	74,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,081	50.2740	55.30	115,079	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1848 HX Base Yr



2676 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	74,801
TOTAL MARKET OB/XF VALUE	39,118
TOTAL LAND VALUE - MARKET	781,100
TOTAL MARKET VALUE	176,350
SOH/AGL Deduction	40,766
ASSESSED VALUE	135,584
TOTAL EXEMPTION VALUE	HX HB SX WX 106,411
BASE TAXABLE VALUE	29,173
TOTAL JUST VALUE	895,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	896,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052235	Roof Replacement	12,500	02/03/2025
000046047	Swimming Pool and	48,000	12/06/2022
38436	M H	375	08/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/2182	6/14/2016	LE	U	I	14	100
GRANTOR: VIRGINIA R BOYETTE (R						
GRANTEE: KATHRYN BOYETTE CLA						
1045/0772	4/02/2005	QC	Q	V	03	100
GRANTOR: REED						
GRANTEE: BOYETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N16 W7 S16 E7$ W7 N16 W30 S40 UOP= S11 E57N11 W57$ E57 UCP= E18 N24 W18 S24$ N24$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0294	SHED WOOD/	0	0	40	80	1.00	UT	0.00	0.00	100	0	0	3	100	750	
3	0020	BARN,FR	0	100	34	80	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0213	GRAIN BIN	0	0	36	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0213	GRAIN BIN	0	0	15	16	1.00	UT	0.00	0.00	100	0	0	3	100	750	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
8	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2024	2023		97	28,518	
9	0166	CONC,PAVMT	0	100	20	36	300.00	UT	3.00	3.00	100	2024	2023		100	900	

LAND DESCRIPTION

TOTAL OB/XF 39,118

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	155.22	AC		1.00	1.00	1.00	370.00	370.00	57,431							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	155.22	AC		1.00	1.00	1.00	5,000.00	5,000.00	776,100							

REVIEW DATE 03/25/2026 BY robin Total Acres: 156.22 Total Land Value: 62,431 Market: 776,100 Agricultural: 57,431 Common: 5,000 PRINTED 11/17/2026 BY SYS