NW1/4 OF NW1/4 LYING N OF LEE DA
& W 300 FT OF NE1/4 OF NW1/4 LYI
LEE DAIRY RD. EX ADDN'T RD R/W T

CHARETTE LAURA
2049 SW DAIRY ST
LAKE CITY, FL 32024

2027

08-5S-16-03489-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2049 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 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	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	43,238
TOTAL MARKET VALUE	50,238
SOH/AGL Deduction	0
ASSESSED VALUE	50,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,238
TOTAL JUST VALUE	50,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055518	New Residential C	180,000	04/21/2026
000052592	Right-of-Way Acce		03/14/2025
000047263	Electrical Servic	0	05/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1342	2/17/2026	QC	U	I	11	100
GRANTOR: TUSKOWSKI VERONIKA						
GRANTEE: CHARETTE LAURA						
1485/2172	2/28/2023	WD	Q	I	01	55,000
GRANTOR: MANGHAM FRANCES AVIEL						
GRANTEE: CHARETTE LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	4.09	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,900							
2	9630	C	SWAMP	0		A-1	0.00	0.00	8.66	AC		1.00	1.00	1.00	270.00	270.00	2,338							

REVIEW DATE 04/15/2026 BY robin Total Acres: 12.75 Total Land Value: 43,238 Market: 0 Agricultural: 0 Common: 43,238 PRINTED 11/17/2026 BY SYS