

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

2026

08-5S-16-03489-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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											
DOR CODE		0700 MISC IMPROVED																													
MAP NUM		8516.00								MKT AREA		1.00/																			
NEIGHBORHOOD/LOC																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS EXTRA FEATURES 2049 SW DAIRY ST, LAKE CITY																															
										BLD DATE						LGL DATE	05/10/2024 MLU														
										XF DATE						LAND DATE															
										INC DATE						AG DATE															
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	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																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/23/2026 BY SYS																															

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	