ALL OF W1/2 OF NW1/4 OF NW1/4 LY
GRADED RD KNOWN AS LEE DAIRY RD.

PEELER DIANNA L
2054 SW DAIRY ST
LAKE CITY, FL 32024

2027

08-5S-16-03489-002

BUILDING CHARACTERISTICS

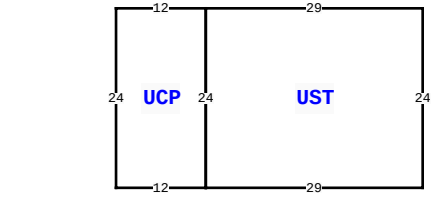
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8516.00	1.00/

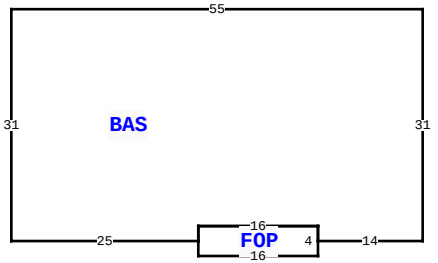
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,673	100		1,673	74,223
FOP	64	30		19	843
UCP	288	20		58	2,573
UST	696	45		313	13,886
TOTALS	2,721			2,063	91,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,063	80.6652	88.73	183,050	1940	1940	0	0	15	35.00	50.00

1 SINGLE FAM 0% - 0 Heated Area: 1673 HX Base Yr





2054 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 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	407,696
TOTAL MARKET OB/XF VALUE	7,109
TOTAL LAND VALUE - MARKET	150,660
TOTAL MARKET VALUE	437,569
SOH/AGL Deduction	102,108
ASSESSED VALUE	335,461
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	284,050
TOTAL JUST VALUE	565,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	572,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043548	Electrical Servic	0	01/19/2022
11503	SFR	455	08/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S31 E25 FOP= S2 E16 N4 W16 S2$ N2 E16 S2 E14 N31$
PTR=N30UST= N24 W29 UCP= W12 S24 E12 N24$ S24 E29$ S30$.

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	0166	CONC,PAVMT	0	100	0	0	606.00	UT	1.50	1.50	100	1997	1997	3	100	909	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,900	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 7,109

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	9,000.00	9,000.00	9,000							
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	12.74	AC		1.00	1.00	1.00	370.00	370.00	4,714							
4	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.74	AC		1.00	1.00	1.00	9,000.00	9,000.00	132,660							

REVIEW DATE 01/24/2022 BY JB Total Acres: 16.74 Total Land Value: 22,764 Market: 132,660 Agricultural: 4,764 Common: 18,000 PRINTED 11/17/2026 BY SYS

ALL OF W1/2 OF NW1/4 OF NW1/4 LY
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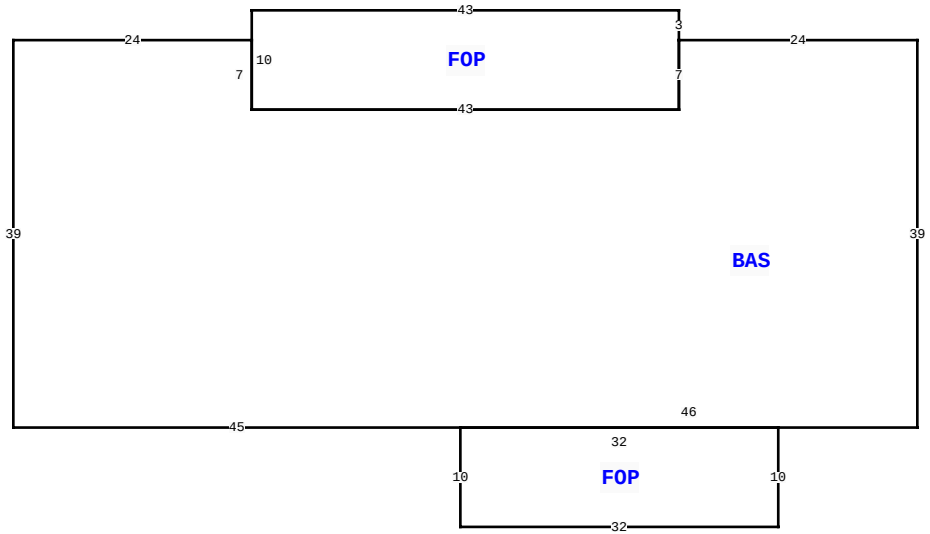
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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
BAS	3,248	100		3,248	295,687
FOP	320	30		96	8,739
FOP	430	30		129	11,744
TOTALS	3,998			3,473	316,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,473	114.9500	126.44	439,126	1997	1997	0	0	0	28.00	72.00

2 SINGLE FAM 100% - 0 Heated Area: 3248 HX Base Yr



2054 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
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INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N3 W43 S10 E43N7$ S7 W43 N7 W24 S39 E45 FOP= S10 E32 N10 W32$ E46 N39$.

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

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 01/24/2022 BY JB Total Acres: 16.74 Total Land Value: 22,764 Market: 132,660 Agricultural: 4,764 Common: 18,000 PRINTED 11/17/2026 BY SYS