LOT 12 OAKFIELD ACRES PHASE II.

719-641, 835-1689,1690, DC 1195-

WACHTER JAMIE/WACHTER ELENI
218 SW DUNLOP GLN
LAKE CITY, FL 32024

2027

09-5S-16-03498-212

BUILDING CHARACTERISTICS

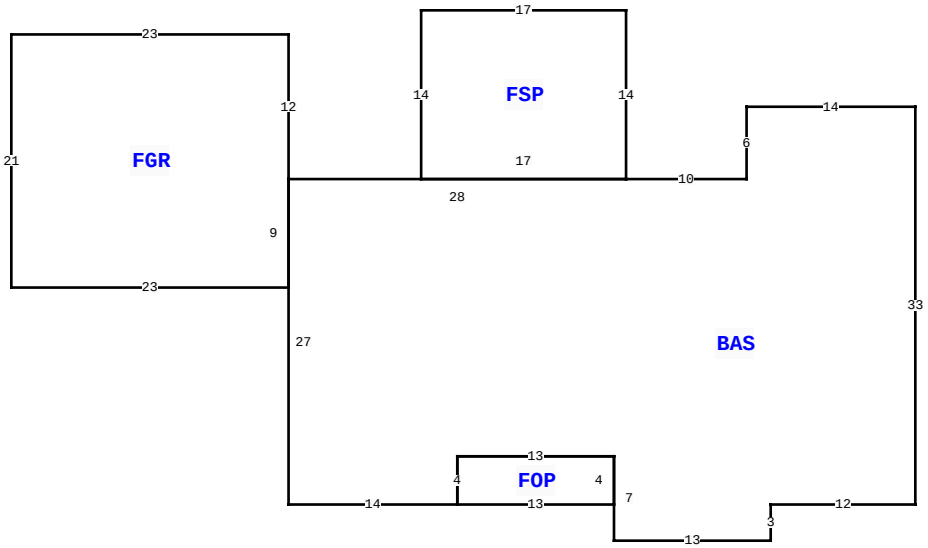
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,475	100		1,475	145,950
FGR	483	55		266	26,320
FOP	52	30		16	1,583
FSP	238	40		95	9,400
TOTALS	2,248			1,852	183,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,852	124.9360	137.43	254,520	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2022 Heated Area: 1475 HX Base Yr 2022



218 SW DUNLOP GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	23	28	644.00	UT	2.00	2.00	100	1997	1997	3	100	1,288	
2	0166	CONC,PAVMT	0	100	3	27	81.00	UT	2.00	2.00	70	1997	1997	3	70	113	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		183,254
TOTAL MARKET OB/XF VALUE		1,401
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		239,655
SOH/AGL Deduction		29,068
ASSESSED VALUE		210,587
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,176
TOTAL JUST VALUE		239,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12953	SFR	255	08/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/1390	1/27/2021	WD	Q	I	01	207,000
GRANTOR: STANDRIDGE CLINTON D						
GRANTEE: WACHTER JAMIE						
1228/1594	1/18/2012	WD	Q	I	01	115,000
GRANTOR: JAMES ALLEN GRIMSLEY						
GRANTEE: CLINTON D STANDRIDG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S6 W10 FSP= N14 W17S14 E17$ W28 FGR= N12 W23 S21E23 N9$ S27 E14 FOP= E13 N4 W13 S4$ N4 E13 S7 E13 N3 E12 N33$.

LAND DESCRIPTION

TOTAL OB/XF 1,401

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	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 11/03/2020 BY JS Total Acres: 4.71 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS