

COMM SW COR OF E1/2 OF NW 1/4, N
N 1672.22 FT, E 302.05 FT, S 167
N R/W OF OLD TROY RD, W ALONG R/

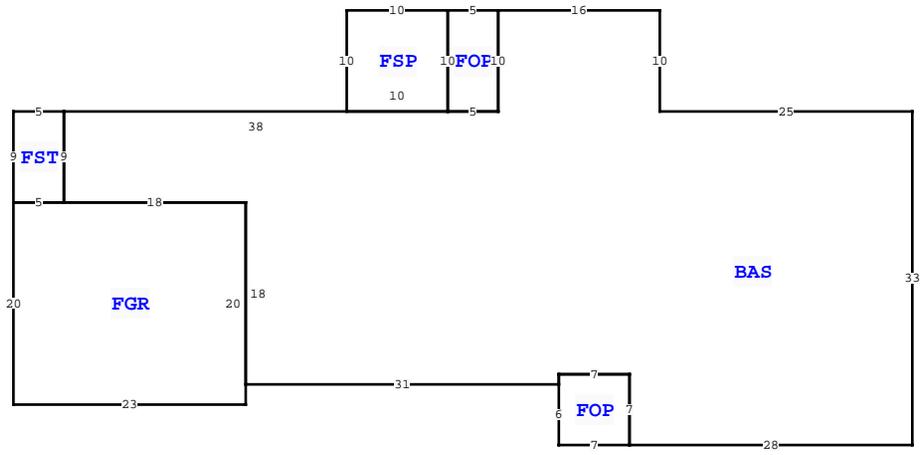
DUNN WALTER S/DUNN BONNIE J
973 SW TROY ST
LAKE CITY, FL 32024

2026

10-4S-16-02849-001

ELEMENT		CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	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	06
NEIGHBORHOOD/LOC	10416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,265	100	
FGR	460	55	
FOP	49	30	
FOP	50	30	
FSP	100	40	
FST	45	55	
TOTALS	2,969		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
Heated Area: 2265 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			229,664
TOTAL MARKET OB/XF VALUE			45,348
TOTAL LAND VALUE - MARKET			101,655
TOTAL MARKET VALUE			290,292
SOH/AGL Deduction			108,459
ASSESSED VALUE			181,833
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			130,422
TOTAL JUST VALUE			376,667
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			370,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052737	Generator		03/28/2025
27023	MAINT/ALTR	45	05/19/2008
26016	POOL ENCL	85	07/12/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/0678	3/04/2020	LE U		I	14	100
GRANTOR: SAMUEL O DUNN (ENH LI)						
GRANTEE: WALTER S DUNN & BON						
1355/1709	3/13/2018	LE U		I	14	100
GRANTOR: SAMUEL O DUNN (LIFE E)						
GRANTEE: WALTER S DUNN (RMDR)						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ R
1	0294	SHED WOOD/	0.00
2	0166	CONC, PAVMT	0.00
3	0180	FPLC 1STRY	2,000.00
4	0258	PATIO	0.00
5	0280	POOL R/CON	70.00
6	0282	POOL ENCL	15.00
7	0040	BARN, POLE	3.00
8	0260	PAVEMENT-A	0.00
9	0252	LEAN-TO W/	0.00
10	0252	LEAN-TO W/	0.00

TOTAL OB/XF											
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	16	24	1.00	UT	0.00	100	0
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0
5	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	100	1990
6	0282	POOL ENCL	0	100	38	56	2,128.00	UT	15.00	100	2007
7	0040	BARN, POLE	0	100	24	30	720.00	UT	3.00	100	2007
8	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	2007
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014
TOTALS 37,648											

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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	2.59	AC		1.00	1.00	1.00	4,500.00	4,500.00	11,655							
2	6200	A	PASTURE 3	0			A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
3	5500	A	TIMBER 2	0			A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
4	9910	M	MKT. VAL. AG	0			A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

BUILDING NOTES											
BAS= N33 W25 N10 W16 FOP= W5S10 E5 N10S S10 W5 FSP= N10 W10 S10 E10S W38 FST= W5 S9 E5 N9S S9 FGR= W5 S20 E23 N20 W18S E18 S18 E31 FOP= N1 E7 S7 W7 N6S N1 E7 S7E28 \$.											

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BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																
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EXTRA FEATURES														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF
																	04/09/2025		04/25/2022		
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					
11	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200						
12	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600						
13	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200						
14	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700						

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV