LOTS 4 & 5 BLOCK B TROY PINES S/
422-51, 453-702, 642-184, 755-97

DEMPSEY CARLTON L/DEMPSEY CYNTHIA A
149 SW SUNSET WAY
LAKE CITY, FL 32024-9203

2027

10-4S-16-02894-005

BUILDING CHARACTERISTICS

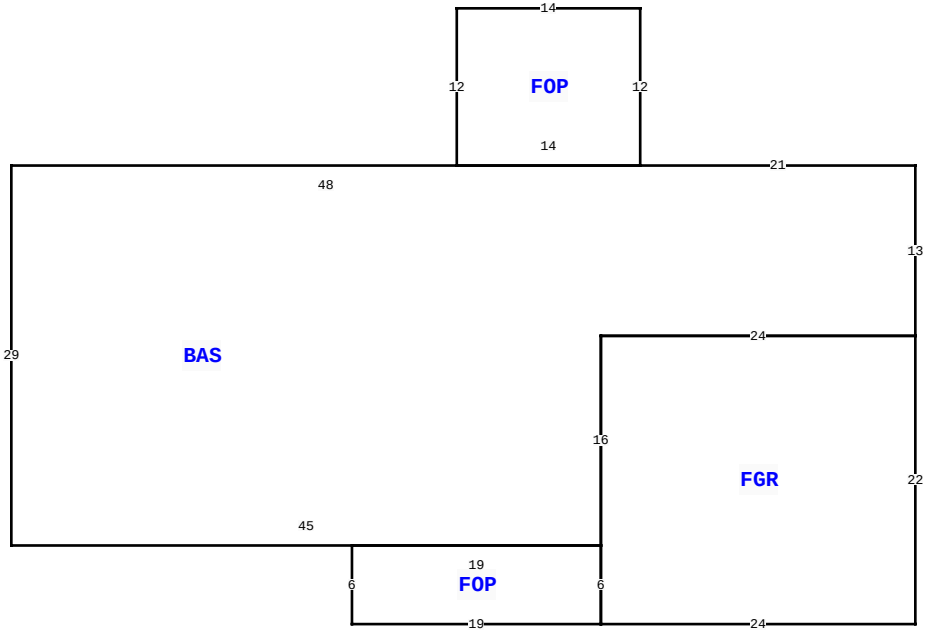
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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 06
NEIGHBORHOOD/LOC	10416.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100		1,617	129,916
FGR	528	55		290	23,300
FOP	114	30		34	2,731
FOP	168	30		50	4,017
TOTALS	2,427			1,991	159,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,991	110.3860	121.42	241,747	1992	1992	0	0	0	33.83	66.17

1 SINGLE FAM 100% - 0 Heated Area: 1617 HX Base Yr



149 SW SUNSET WAY, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	17	15	255.00	UT	1.40	1.40	100	0	0	3	100	357	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,964
TOTAL MARKET OB/XF VALUE		8,857
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		205,821
SOH/AGL Deduction		67,871
ASSESSED VALUE		137,950
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,539
TOTAL JUST VALUE		205,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,732

LAND:2:1: 0.92 AC.
LAND:1:1: 0.92 AC.

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= W21 FOP= N12 W14 S12 E14$ W48 S29 E45 FOP= W19 S6 E19 N6$ FGR= S6 E24 N22 W24 S16$ N16 E24 N13$.

LAND DESCRIPTION

TOTAL OB/XF 8,857

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		RSF/MH	156.00	242.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	100		RSF/MH	166.00	242.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/24/2024 BY JB Total Acres: 1.79 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/17/2026 BY SYS