LOT 39 BLK A WOODCREST S/D & A P
OF LOT 40 AS DESC ORB 880-102.

DOUGLAS DAVID D/DOUGLAS TRACY L
123 SW TARRAGON GLN
LAKE CITY, FL 32024

2027

11-4S-16-02905-139

BUILDING CHARACTERISTICS

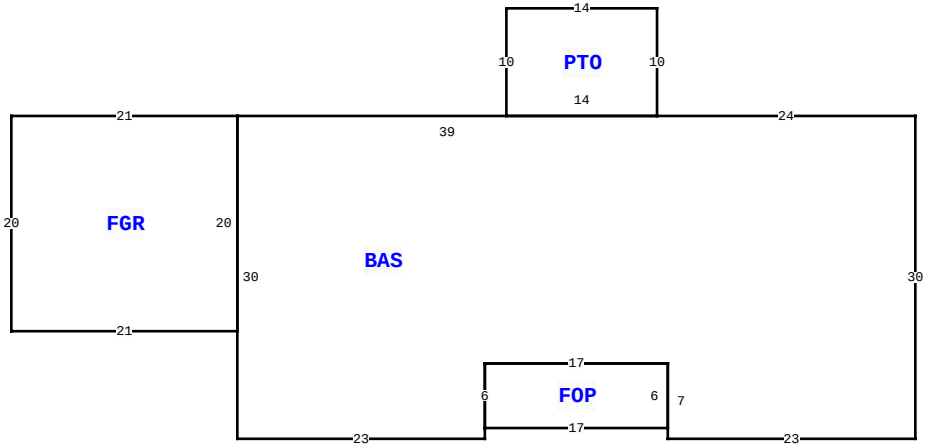
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,771	100		1,771	149,913
FGR	420	55		231	19,554
FOP	102	30		31	2,624
PTO	140	5		7	593
TOTALS	2,433			2,040	172,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	110.0950	121.10	247,044	1997	1997	0	0	0	30.10	69.90

1 SINGLE FAM 100% - 1998 Heated Area: 1771 HX Base Yr 1998



123 SW TARRAGON GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0	0	1,200.00	UT	1.50	1.50	100	1996	1996	3	100	1,800	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	5.00	5.00	100	1996	1996	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0	260.00	UT	13.50	13.50	50	2009	2009	3	50	1,755	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		172,684
TOTAL MARKET OB/XF VALUE		3,955
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		211,639
SOH/AGL Deduction		70,675
ASSESSED VALUE		140,964
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,553
TOTAL JUST VALUE		211,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045782	Roof Replacement	16,911	10/26/2022
11820	SFR	285	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0831/2316	12/10/1996	WD	Q	V		12,900

GRANTOR: PETER GIEBEIG

GRANTEE: DAVID D & TACY L DO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N10 W14 S10 E14$ W39 FGR= W21 S20 E21 N20$ S30 E23 N1 FOP= E17 N6 W17 S6$ N6 E17 S7 E23 N30$.

LAND DESCRIPTION

TOTAL OB/XF 3,955

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	35,000.00	35,000.00	35,000							

REVIEW DATE 01/11/2024 BY KS Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS