A TRACT OF LAND 103 FT E & W BY
N & S IN NE COR OF NW1/4 OF NE1/
BEG NW COR OF NE1/4 OF NE1/4, RU

ELKINS CAROLYN M
3408 SW DAIRY ST
LAKE CITY, FL 32024

2026

12-5S-15-00446-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

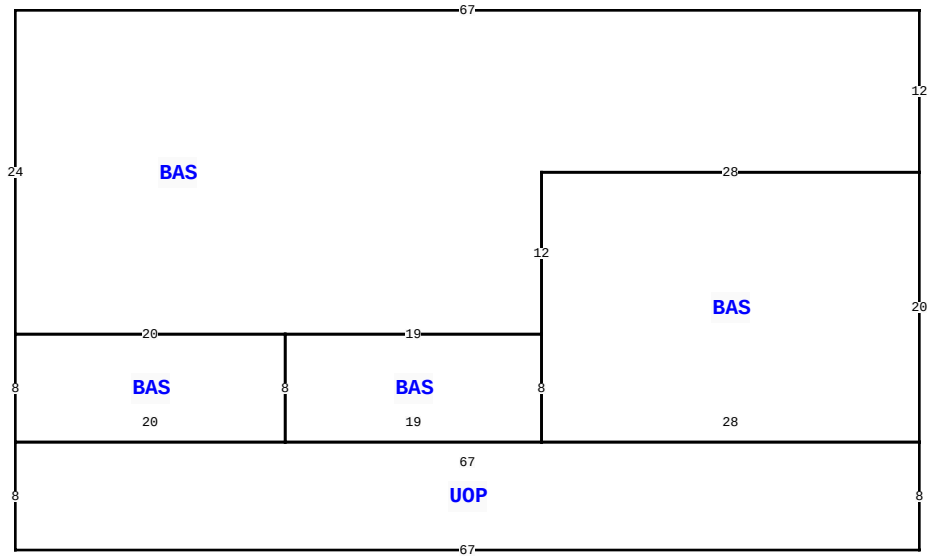
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	152	100		152	9,308
BAS	160	100		160	9,798
BAS	560	100		560	34,293
BAS	1,272	100		1,272	77,893
UOP	536	20		107	6,552
TOTALS	2,680			2,251	137,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,251	84.1184	94.21	212,067	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2144 HX Base Yr 2017



3408 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,844
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		22,860
TOTAL MARKET VALUE		160,854
SOH/AGL Deduction		67,958
ASSESSED VALUE		92,896
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		36,485
TOTAL JUST VALUE		160,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,774

SALE:1:1: 1.50 ACRES PLUS HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/1672	7/22/2016	WD	U	I	12	21,500
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: RICHARD J & CAROLYN						
1293/2233	4/28/2015	WD	U	I	12	98,000
GRANTOR: DANNY RAY & WANDA HER						
GRANTEE: BAYVIEW LOAN SERVIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S24 BAS= S8 UOP= S8 E67 N8 W67$ E20 N8 W20$ E20 BAS= S8 E19 N8 W19 $ E19 BAS= S8 E28 N20 W28 S12$ N12 E28 N12$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	300.00	300.00	50	0	0	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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	1.27	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,860							

REVIEW DATE 07/13/2016 BY DF Total Acres: 1.27 Total Land Value: 22,860 Market: 0 Agricultural: 0 Common: 22,860 PRINTED 06/08/2026 BY SYS