COMM 279.79 FT S OF NW COR OF NE
& S R/W CR-250, RUN E ALONG R/W
POB, RUN S 165.16 FT, E 250.67 F

FUTCH JAMES DENNIS
123 NE RED DAWN CT
LAKE CITY, FL 32055

2026

13-3S-17-04937-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

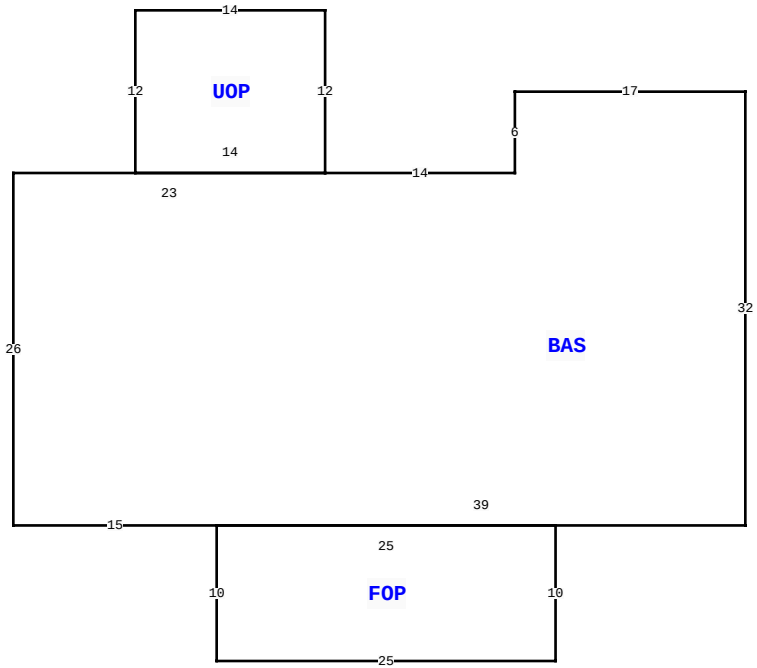
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,506	100		1,506	126,826
FOP	250	30		75	6,316
UOP	168	20		34	2,863
TOTALS	1,924			1,615	136,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,615	113.6520	129.56	209,239	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1506 HX Base Yr 2019



123 NE RED DAWN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,005
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		151,305
SOH/AGL Deduction		63,276
ASSESSED VALUE		88,029
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,618
TOTAL JUST VALUE		151,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/1659	6/12/2017	WD	U	I	11	100

GRANTOR: WILLIAM & CATHY HARRI

GRANTEE: JAMES DENNIS FUTCH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S6 W14 UOP= N12 W14S12 E14$ W23 S26 E15 FOP= S10 E25 N10 W25$ E39 N32$.

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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 08/12/2015 BY DF Total Acres: 1.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 05/08/2026 BY SYS