LOT 12 COUNTRY CREEK S/D.
391-276, 652-212, 684-779, 765-3

BUWALDA DONALD A/BUWALDA DEBORAH A
237 SE BREAM LOOP
LAKE CITY, FL 32025

2026

15-4S-17-08359-052

BUILDING CHARACTERISTICS

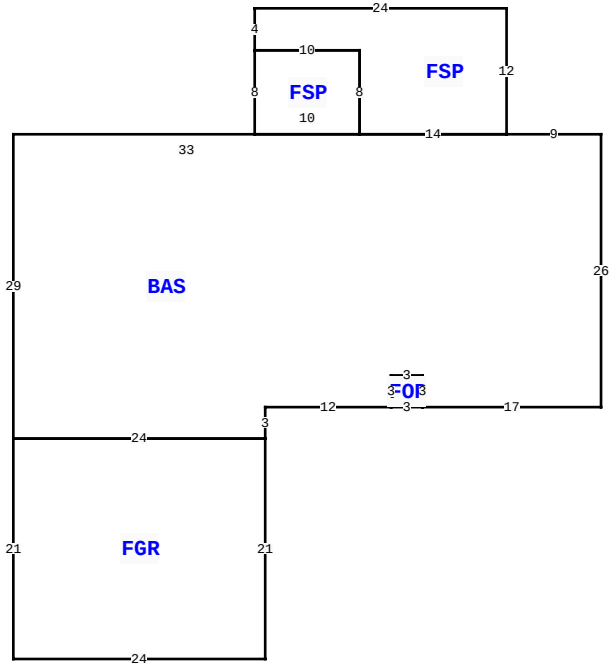
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	15417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100		1,519	119,430
FGR	504	55		277	21,779
FOP	9	30		3	236
FSP	80	40		32	2,516
FSP	208	40		83	6,526
TOTALS	2,320			1,914	150,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,914	107.9960	120.96	231,517	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1519 HX Base Yr



237 SE BREAM LOOP, 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	1.00	UT	0.00	0.00	100	0	0	3	100	1,260	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	150,486
TOTAL MARKET OB/XF VALUE	1,610
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	174,596
SOH/AGL Deduction	66,922
ASSESSED VALUE	107,674
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	56,263
TOTAL JUST VALUE	174,596
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35502	ADDN SFR	171	06/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/794	7/22/2025	LE	U	I	14	100
GRANTOR: BUWALDA DONALD A						
GRANTEE: BUWALDA DONALD A (E						
0765/0359	9/09/1992	WD	Q	I		63,000
GRANTOR: JEFFERY C NANCE						
GRANTEE: DONALD BUWALDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FSP= N12 W24 S4 E10 S8 E14$ W14 FSP= N8 W10 S8 E10$W33 S29 FGR= S21 E24 N21 W24$E24 N3 E12 FOP= E3 N3 W3 S3$ N3 E3 S3 E17 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,610

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.68 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/23/2026 BY SYS