

LOT 13 COUNTRY CREEK S/D.  
555-763, 651-252, 713-05, 713-07, QC 1056-165, CT 1330-1641,

HOWARD DUSTIN  
227 SE BREAM LOOP  
LAKE CITY, FL 32025

**2026**

15-4S-17-08359-053

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 90	
Exterior Wall	19	COMMON BRK 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 90	
Interior Floor	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	
Architectural	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
BAS	576	100	
BAS	1,248	100	
FOP	78	30	
TOTALS	1,902		1,847 175,325

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2019		Heated Area: 1824					HX Base Yr 2019		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			STANDARD	
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			175,325	
TOTAL MARKET OB/XF VALUE			6,027	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			203,852	
SOH/AGL Deduction			61,692	
ASSESSED VALUE			142,160	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			90,749	
TOTAL JUST VALUE			203,852	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			199,372	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050005	Roof Replacement	24,829	05/30/2024
22414	REMODEL	0	10/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/0864	6/01/2018	WD	Q	I	01	142,000
GRANTOR: DANIEL & KATHY T WINS						
GRANTEE: DUSTIN HOWARD						
1340/1437	6/02/2017	WD	U	I	12	58,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: DANIEL & KATHY T WI						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	580	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0210	GARAGE U	0	100	24	24	576.00	UT	18.00	18.00	40	2004	2004	3	40	4,147	

TOTAL OB/XF													6,027				
227 SE BREAM LOOP, LAKE CITY																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W48 S26 E14 FOP= S3 E26N3 W26\$ E34 N2 BAS= E24 N24 W24 S24\$ N24\$.																	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							