

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

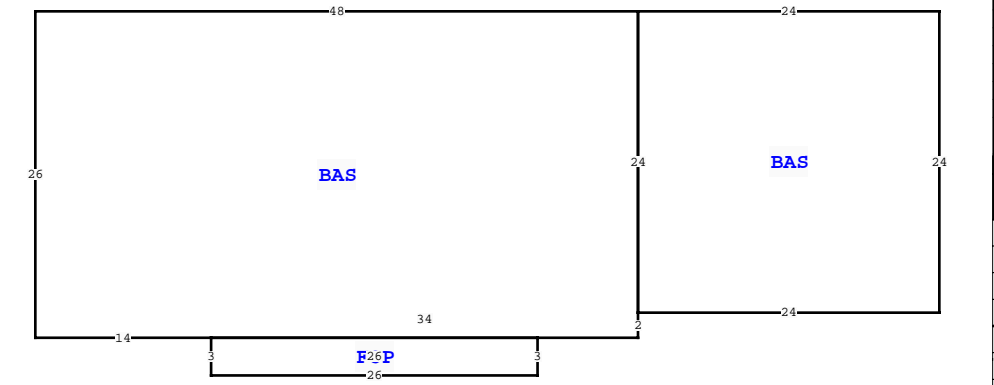
2026

15-4S-17-08359-053



BUILDING CHARACTERISTICS	
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,847	102.0180	114.26	211,038	1986	2010	0	0	18.38	81.62	



Quality					
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	576	100		576	53,717
BAS	1,248	100		1,248	116,387
FOP	78	30		23	2,145
TOTALS	1,902			1,847	172,249

227 SE BREAM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
L N	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

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		172,249		
TOTAL MARKET OB/XF VALUE		6,027		
TOTAL LAND VALUE - MARKET		22,500		
TOTAL MARKET VALUE		200,776		
SOH/AGL Deduction		58,616		
ASSESSED VALUE		142,160		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		90,749		
TOTAL JUST VALUE		200,776		
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						

BUILDING NOTES

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