LOT 8 HI-DRI ACRES UNIT 1.
516-64, 532-125, 755-1540 THRU 1

MASSEY MARILYN JUNE
169 SW DOVE WAY
LAKE CITY, FL 32024

2027

15-5S-16-03623-014

BUILDING CHARACTERISTICS

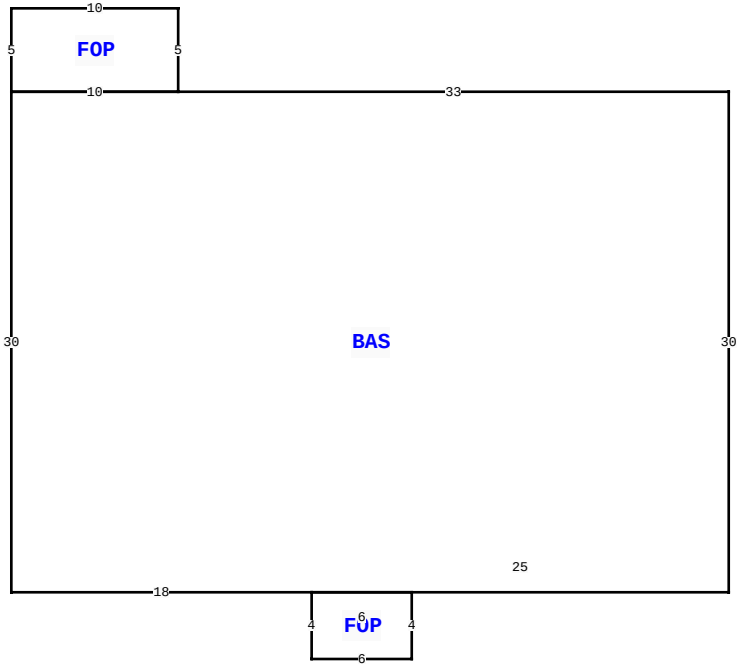
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		15516.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100		1,290	153,394
FOP	24	30		7	833
FOP	50	30		15	1,784
TOTALS	1,364			1,312	156,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,312	115.0000	126.50	165,968	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1290 HX Base Yr 2021



169 SW DOVE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,010
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		30,880
TOTAL MARKET VALUE		189,690
SOH/AGL Deduction		56,400
ASSESSED VALUE		133,290
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,879
TOTAL JUST VALUE		189,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/0964	5/12/2020	LE	U	I	14	100

GRANTOR: MARILYN JUNE MASSEY (

GRANTEE: WANDA WEICHE(RMDR/L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 FOP= N5 W10 S5 E10$ W10 S30 E18 FOP= S4 E6 N4 W6$ E25 N30$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	1.93	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,880							

REVIEW DATE 02/12/2026 BY KS Total Acres: 1.93 Total Land Value: 30,880 Market: 0 Agricultural: 0 Common: 30,880 PRINTED 11/17/2026 BY SYS