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

**2026**

**15-5S-16-03623-014**

## COLUMBIA COUNTY PROPERTY



### 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 |

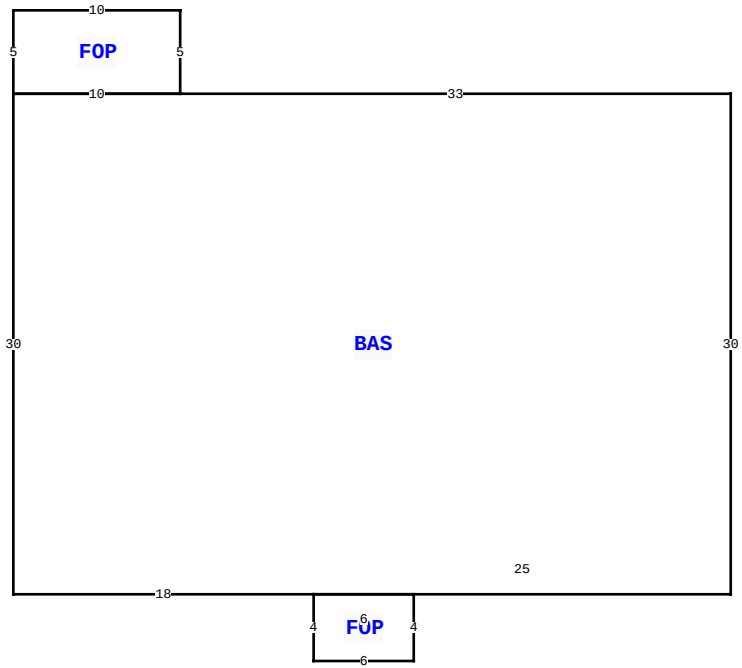
| | | |
|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 15516.040 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,290 | 100 | | 1,290 | 156,183 |
| FOP | 24 | 30 | | 7 | 848 |
| FOP | 50 | 30 | | 15 | 1,816 |
| TOTALS | 1,364 | | | 1,312 | 158,847 |

### 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 | 128.80 | 168,986 | 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 | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 158,847 |
| TOTAL MARKET OB/XF VALUE | | 2,800 |
| TOTAL LAND VALUE - MARKET | | 30,880 |
| TOTAL MARKET VALUE | | 192,527 |
| SOH/AGL Deduction | | 63,119 |
| ASSESSED VALUE | | 129,408 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 77,997 |
| TOTAL JUST VALUE | | 192,527 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 192,287 |

| 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 | |

TOTAL OB/XF 2,800

### LAND DESCRIPTION

| 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 06/08/2026 BY SYS