

COMM NW COR OF SE1/4 OF SE1/4, R  
FOR POB, RUN S 65 DG E 351.42 FT  
LINE SR-247, SW ALONG R/W 470.58

ASBURY DREAMA P  
4310 SW STATE ROAD 247  
LAKE CITY, FL 32024

**2026**

16-4S-16-03046-000  
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,037	108.7750	121.83	369,998	1987	1987	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 2462 HX Base Yr 2016

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	240,499		
TOTAL MARKET OB/XF VALUE	4,812		
TOTAL LAND VALUE - MARKET	20,125		
TOTAL MARKET VALUE	265,436		
SOH/AGL Deduction	86,934		
ASSESSED VALUE	178,502		
TOTAL EXEMPTION VALUE	WX HX HB SX 106,411		
BASE TAXABLE VALUE	72,091		
TOTAL JUST VALUE	265,436		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	265,436		

DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	16416.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,462	100		2,462	194,964
FCP	400	25		100	7,919
FGR	625	55		344	27,242
FST	144	55		79	6,256
UOP	70	20		14	1,109
UOP	88	20		18	1,425
UOP	98	20		20	1,584
TOTALS	3,887			3,037	240,499

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	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
2	0166	CONC, PAVMT	0	100	24	20	1.00	UT	0.00	0.00	100	0	0	3	100	320	
3	0296	SHED METAL	0	100	16	40	1.00	UT	0.00	0.00	100	0	0	3	100	350	
4	0261	PRCH, UOP	0	100	12	12	144.00	UT	6.50	6.50	75	1993	1993	3	75	702	
5	0252	LEAN-TO W/	0	100	10	16	160.00	UT	2.00	2.00	75	1993	1993	3	75	240	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2157	6/03/2025	LE	U	I	14	100
GRANTOR: ASBURY DREAMA P (ENH)						
GRANTEE: SAKOWICZ MELINDA JE						
1543/2152	6/03/2025	TR	U	I	11	100
GRANTOR: ASBURY DONALD J & DRE						
GRANTEE: ASBURY DREAMA P						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 S47 E27 UOP= E8 N11W8 S11\$ N11 E8 S2 E21 FST= E12 N12 W12 S12\$ N12 E12 FGR= S14 E25 FCP= E16 N25 W16 S25\$ N25 W25 S11\$ N21W1 UOP= N7 W10 S7 E10\$ W26 UOP= N7 W14 S7 E14\$ W14 N5\$.	

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	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		00	0.00	0.00	1.75	AC		1.00	1.00	1.00	11,500.00	11,500.00	20,125							