LOT 25 FIVE POINTS ACRES S/D.
357-734, 578-481, 631-779, 656-6

GONZALEZ CARMEN DIAZ
448 NE TAMMY LN
LAKE CITY, FL 32055

2026

17-3S-17-04967-025

BUILDING CHARACTERISTICS

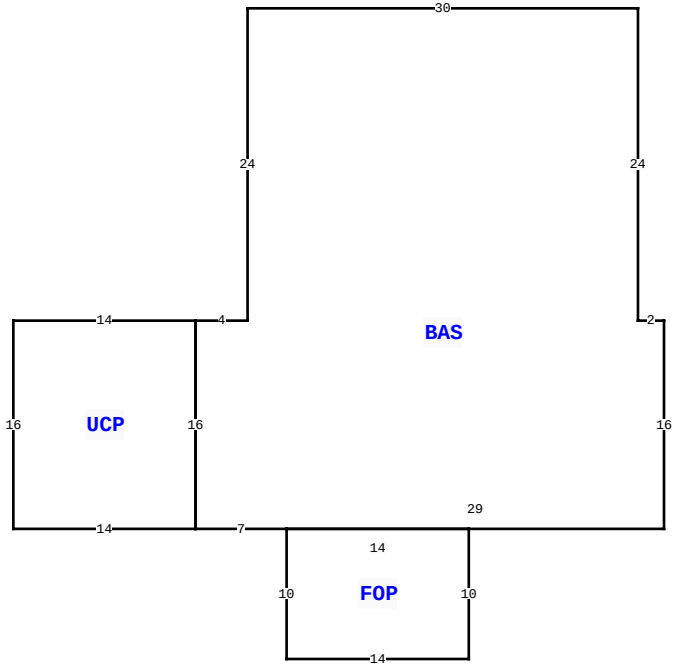
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 07
NEIGHBORHOOD/LOC	17317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	156,692
FOP	140	30		42	5,078
UCP	224	20		45	5,441
TOTALS	1,660			1,383	167,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,383	127.0000	142.24	196,718	1983	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2021 Heated Area: 1296 HX Base Yr 2021



448 NE TAMMY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		167,210
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		12,975
TOTAL MARKET VALUE		180,185
SOH/AGL Deduction		44,661
ASSESSED VALUE		135,524
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,113
TOTAL JUST VALUE		180,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049658	Roof Replacement	850	04/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/0092	3/31/2020	WD	Q	I	01	124,900
GRANTOR: JAY S DAVIS						
GRANTEE: CARMEN DIAZ GONZALE						
1386/1443	6/11/2019	WD	U	I	37	23,000
GRANTOR: TAMMY WILKS TROWELL						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S24 W4 UCP= W14 S16 E14 N16$ S16 E7 FOP= S10 E14 N10 W14$ E29 N16W2 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.04	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,975							

REVIEW DATE 04/29/2024 BY JS Total Acres: 1.04 Total Land Value: 12,975 Market: 0 Agricultural: 0 Common: 12,975 PRINTED 07/01/2026 BY SYS