COMM NW COR OF NE1/4 OF SE1/4, R
LINE 60 FT TO S R/W TAMMY LANE,
FOR POB, CONT EAST ALONG R/W 208

KOUKAL DEAN R/KOUKAL KIMBERLY K
770 NE TAMMY LN
LAKE CITY, FL 32055

2027

17-3S-17-04970-001

BUILDING CHARACTERISTICS

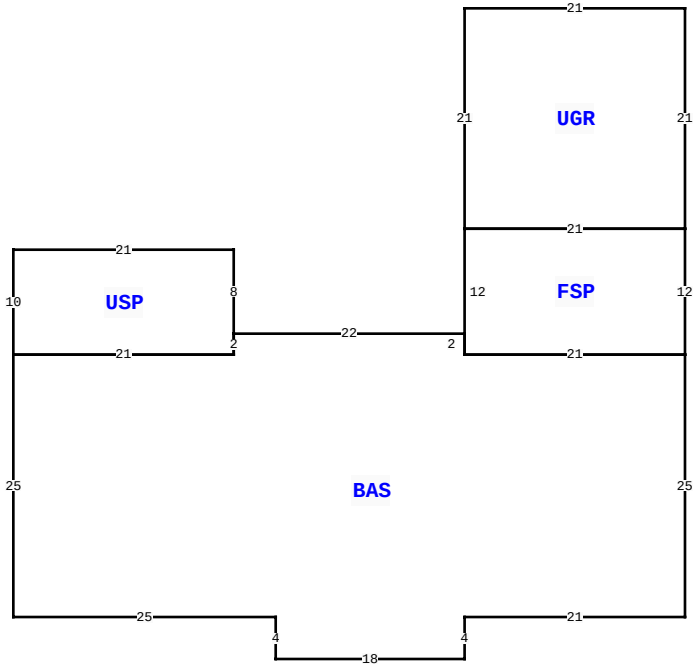
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	138,751
FSP	252	40		101	8,167
UGR	441	45		198	16,010
USP	210	35		74	5,983
TOTALS	2,619			2,089	168,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,089	106.9200	117.61	245,687	1984	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2025 Heated Area: 1716 HX Base Yr 2025



770 NE TAMMY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1984	1984	3	40	14,336	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0040	BARN,POLE	0	100	20	20	400.00	UT	2.50	2.50	100	1993	1993	3	100	1,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,910
TOTAL MARKET OB/XF VALUE		21,136
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		205,046
SOH/AGL Deduction		0
ASSESSED VALUE		205,046
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,635
TOTAL JUST VALUE		205,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11924	PUMP/UTPOL	30	12/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/1677	12/30/2024	WD	Q	I	01	282,000
GRANTOR: PARRISH SHONIA M						
GRANTEE: KOUKAL DEAN R						
1406/0820	2/18/2020	WD	U	I	30	100
GRANTOR: RICHARD DALE PARRISH						
GRANTEE: SHONIA M PARRISH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 USP= N8 W21 S10 E21 N2$ S2 W21 S25 E25 S4 E18 N4 E21 N25 FSP= N12 UGR= N21 W21 S21 E21$ W21 S12 E21$ W21 N2$.

LAND DESCRIPTION

TOTAL OB/XF 21,136

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			0.00	0.00	2.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							

REVIEW DATE 02/10/2025 BY ME Total Acres: 2.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2026 BY SYS