COMM SE COR OF NE1/4 OF NW1/4, R
W R/W SR-47, RUN N ALONG R/W 560
POB, RUN W 674.87 FT, N 260 FT E

DAHLBECK STEVE E
2774 SW SR 47
LAKE CITY, FL 32025

**2027**

**19-4S-17-08498-000**

## BUILDING CHARACTERISTICS

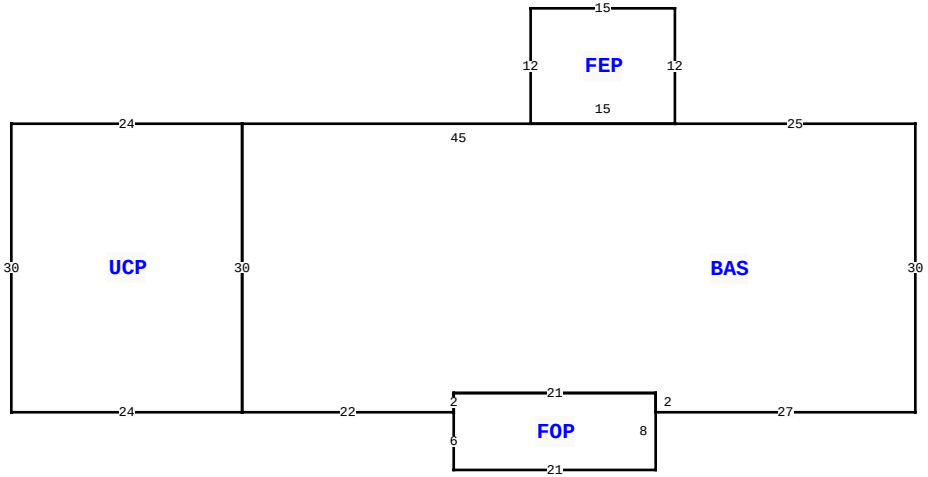
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 06 |
| NEIGHBORHOOD/LOC | 19417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,058 | 100 | | 2,058 | 155,574 |
| FEP | 180 | 80 | | 144 | 10,886 |
| FOP | 168 | 30 | | 50 | 3,780 |
| UCP | 720 | 20 | | 144 | 10,886 |
| TOTALS | 3,126 | | | 2,396 | 181,126 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,396 | 105.7300 | 116.30 | 278,655 | 1956 | 1956 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2058 HX Base Yr




2774 SW STATE ROAD 47 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 181,126 |
| TOTAL MARKET OB/XF VALUE | | 15,800 |
| TOTAL LAND VALUE - MARKET | | 47,300 |
| TOTAL MARKET VALUE | | 244,226 |
| SOH/AGL Deduction | | 122,993 |
| ASSESSED VALUE | | 121,233 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 69,822 |
| TOTAL JUST VALUE | | 244,226 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 247,527 |

SALE:1:1: ADDING CHILDREN TO DEED

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 11315 | M H | 125 | 06/24/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1496/1410 | 8/08/2023 | QC | U | I | 11 | 100 |
| GRANTOR: DAHLBECK STEVE ERICK | | | | | | |
| GRANTEE: DAHLBECK STEVE ERIC | | | | | | |
| 0823/1683 | 6/17/1996 | QC | Q | I | 01 | 0 |
| GRANTOR: ELIZABETH DAHLBECK | | | | | | |
| GRANTEE: ELZABETH DAHLBECK, | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 FEP= N12 W15 S12 E15$ W45 UCP= W24 S30 E24 N30$ S30 E22 FOP= S6 E21 N8 W21 S2$ N2 E21 S2 E27 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0297 | SHED CONCR | 0 | 100 | 35 | 15 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 7,000 | |
| 5 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,800

| 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 | | RSF-1 | 0.00 | 0.00 | 4.73 | AC | | 1.00 | 1.00 | 0.50 | 20,000.00 | 10,000.00 | 47,300 | | | | | | | |

REVIEW DATE 05/10/2017 BY DF Total Acres: 4.73 Total Land Value: 47,300 Market: 0 Agricultural: 0 Common: 47,300 PRINTED 11/17/2026 BY SYS