LOT 13 BLOCK 4 SHADY OAKS ACRES ADDITION.

BENNETT TRENTON DANIEL/BENNETT TAMMY LUCILLE
176 SW DUNN WAY
LAKE CITY, FL 32024

2027

20-4S-16-03079-054

BUILDING CHARACTERISTICS

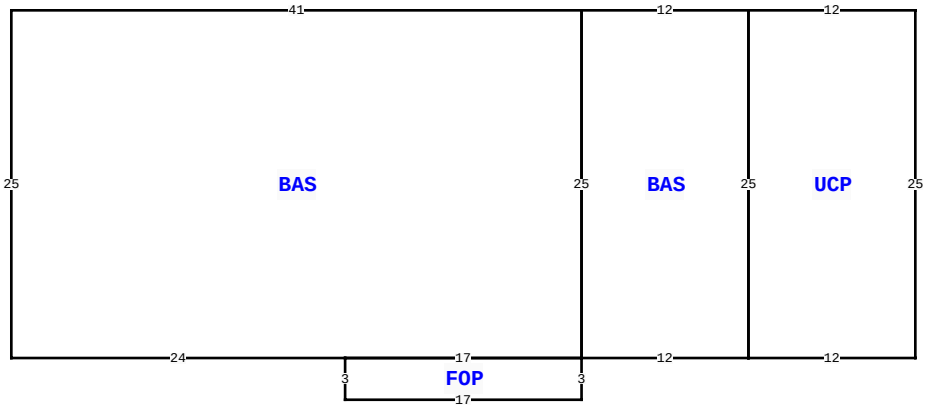
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	27,323
BAS	1,025	100		1,025	93,355
FOP	51	30		15	1,366
UCP	300	20		60	5,465
TOTALS	1,676			1,400	127,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	127.3800	140.12	196,168	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1325 HX Base Yr 2022



176 SW DUNN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	275	
2	0296	SHED METAL	0	100	8	20	1.00	UT	0.00	0.00	100	0	0	3	100	450	
3	0294	SHED WOOD/	0	100	16	24	384.00	UT	14.00	14.00	100	2006	2006	3	100	5,376	
4	0261	PRCH, UOP	0	100	8	24	192.00	UT	9.00	9.00	100	2006	2006	3	100	1,728	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,509
TOTAL MARKET OB/XF VALUE		8,629
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		162,138
SOH/AGL Deduction		24,902
ASSESSED VALUE		137,236
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,825
TOTAL JUST VALUE		162,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049783	Solar Power Syste	35,055	05/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/2497	1/06/2021	WD	Q	I	01	139,900
GRANTOR: GUNNELS DARA						
GRANTEE: BENNETT TRENTON DAN						
1427/2495	12/30/2020	WD	U	I	11	100
GRANTOR: DICKEN BRIAN						
GRANTEE: GUNNELS DARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S25 E24 FOP= S3 E17 N3 W17$ E17 BAS= E12 UCP= E12 N25 W12 S25$ N25 W12 S25$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 8,629

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-	105.00	140.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 04/15/2025 BY KS Total Acres: 0.34 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS