LOT 15 BLOCK 4 SHADY OAKS
ACRES UNIT 2 ADDITION.

DILLARD MATTHEW LEE JR/DILLARD CHARQUITA
218 SW DUNN WAY
LAKE CITY, FL 32024

2027

20-4S-16-03079-056

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1 100
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 01

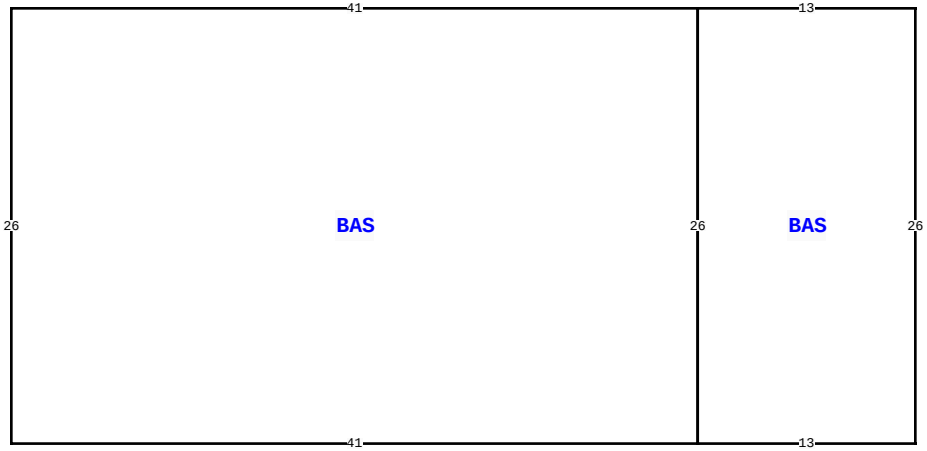
NEIGHBORHOOD/LOC 20416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	338	100		338	28,034
BAS	1,066	100		1,066	88,414
TOTALS	1,404			1,404	116,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,404	116.0000	127.60	179,150	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1404 HX Base Yr 2000



218 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	1993	1993	3	100	500	
2	0070	CARPORT UF	0	100	11	26	286.00	UT	3.00	3.00	100	1993	1993	3	100	858	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,448
TOTAL MARKET OB/XF VALUE		1,358
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		143,806
SOH/AGL Deduction		65,342
ASSESSED VALUE		78,464
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,053
TOTAL JUST VALUE		143,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/1490	12/19/2016	QC	U	I	11	100
GRANTOR: CHARQUITA RANDALL (NK						
GRANTEE: MATTHEW LEE JR & CH						
0878/1131	4/12/1999	WD	Q	I		46,500
GRANTOR: E DAVIS						
GRANTEE: C RANDALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S26 E41 BAS= E13 N26 W13 S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,358

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	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