

BEG AT S'WESTRLY COR LOT 31 OF C
 N 189.33 FT, W 401.76 FT, S 164.
 DEG E 60.15 FT, N 87 DEG E 289.5

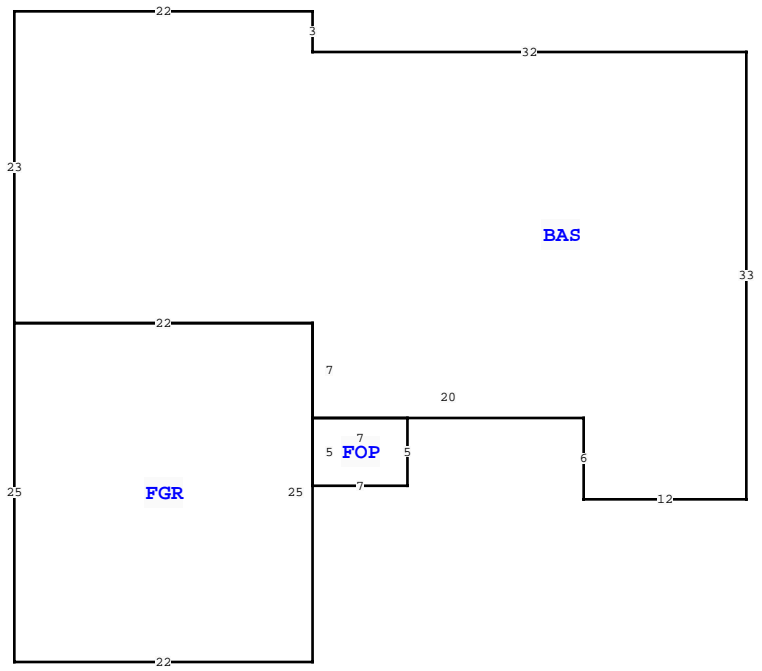
DAHLBECK CHRISTOPHER/FOXX FALYNN
 299 SW GARDNER TER
 LAKE CITY, FL 32024

2026

24-4S-16-03113-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,442	100	
FGR	550	55	
FOP	35	30	
TOTALS	2,027		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,754	122.8689	137.61	241,368	2018	2018	0	0	7.00	93.00
1 SINGLE FAM 100% - 2019 Heated Area: 1442 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		224,472	
TOTAL MARKET OB/XF VALUE		10,868	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		270,340	
SOH/AGL Deduction		80,048	
ASSESSED VALUE		190,292	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		138,881	
TOTAL JUST VALUE		270,340	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,754	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36335	SFR	700	02/15/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/1242	1/10/2018	WD	U	V	11	15,200
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: CHRISTOPHER DAHLBEC						
1351/1862	1/10/2018	WD	Q	V	03	15,200
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: CHRISTOPHER DAHLBEC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BAS= W32 N3 W22 S23 FGR= S25 E22 N25 W22\$ E22 S7 FOP= S5 E7 N5 W7\$ E20 S6 E12 N33\$.	

EXTRA FEATURES																
L N	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	4,634.00	UT	2.00	2.00	100	2018	2018	3	100	9,268	
2	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION		TOTAL OB/XF												10,868										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							