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

2027

24-4S-16-03113-002

BUILDING CHARACTERISTICS

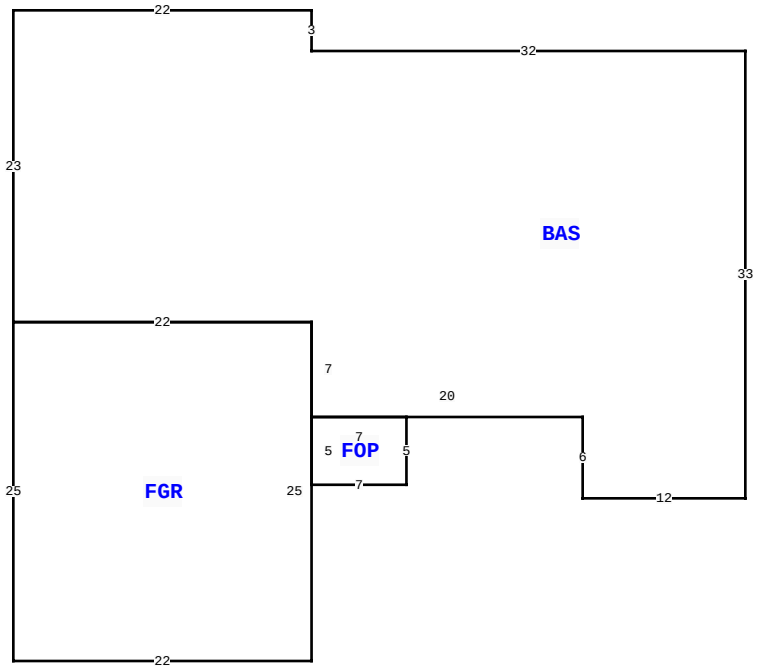
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,442	100		1,442	181,258
FGR	550	55		302	37,961
FOP	35	30		10	1,257
TOTALS	2,027			1,754	220,476

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	135.16	237,071	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1442 HX Base Yr 2019



299 SW GARDNER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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		220,476
TOTAL MARKET OB/XF VALUE		10,868
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		266,344
SOH/AGL Deduction		70,343
ASSESSED VALUE		196,001
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,590
TOTAL JUST VALUE		266,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,340

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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

LAND DESCRIPTION

TOTAL OB/XF 10,868

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY JB Total Acres: 1.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS