W1/2 OF SW1/4 OF NE1/4 OF SW1/4.
ORB 923-828, 926-2820,

WEBB PAUL M JR/WEBB LORA L
289 SW DUSK GLN
LAKE CITY, FL 32024

2027

28-4S-16-03220-009

BUILDING CHARACTERISTICS

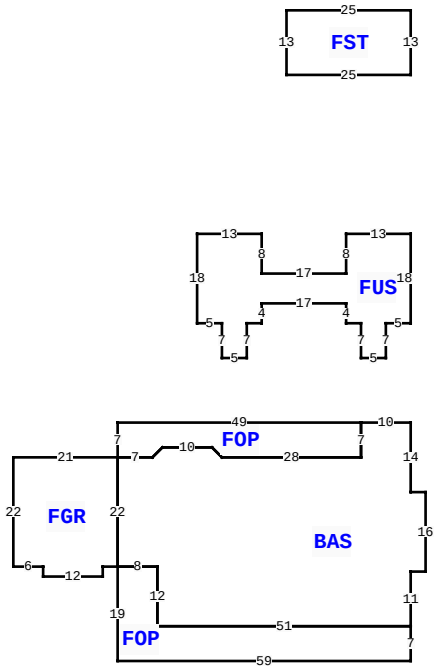
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	248,778
FGR	486	55		267	32,370
FOP	319	30		96	11,639
FOP	509	30		153	18,549
FST	325	55		179	21,701
FUS	640	100		640	77,592
TOTALS	4,331			3,387	410,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,387	134.4107	147.85	500,768	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2021 Heated Area: 2692 HX Base Yr 2021



289 SW DUSK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	22	30	660.00	UT	3.00	3.00	100	2007	2007	3	100	1,980	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	410,630
TOTAL MARKET OB/XF VALUE	3,980
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	474,610
SOH/AGL Deduction	69,211
ASSESSED VALUE	405,399
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	353,988
TOTAL JUST VALUE	474,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	482,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046096	Roof Replacement	38,000	12/14/2022
25084	SFR	739	10/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/2104	10/23/2020	WD	Q	I	01	395,000
GRANTOR: MICAH & APRYLL TILLOT						
GRANTEE: PAUL M JR & LORA L						
0962/0650	9/10/2002	WD	Q	V		25,000
GRANTOR: RALPH & CAOLYN NORRIS						
GRANTEE: MICAH & APRYLL TILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= W49 S7 E7 R2 U2 E10 D2 R2 E28 N7$ S7 W28 L2 U2 W10 D2 L2 W7 FGR= W21 S22 E6 S2 E12 N2 E3 N22$ S22 FOP= S19 E59 N7 W51 N12 W8$ E8 S12 E51 N11 E3 N16 W3 N14$ PTR= N20 FUS= N18 W13 S8 W17 N8 W13 S18 E5 S7 E5 N7 E3 N4 E17 S4 E3 S7 E5 N7 E5$ S20$ PTR= N70 FST= N13 W25 S13 E25$ S70$.

LAND DESCRIPTION

TOTAL OB/XF 3,980

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	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 01/27/2023 BY JS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS