COMM SE COR OF NW1/4 OF SE1/4, W
N 1111.97 FT FOR POB, RUN N 221.
FT, S 222.9 FT, W 641.35 FT TO P

DICKS GARY D/ANDERSON RHONDA Y
222 SW SELLERS WAY
LAKE CITY, FL 32025

2027

28-4S-17-08810-003

BUILDING CHARACTERISTICS

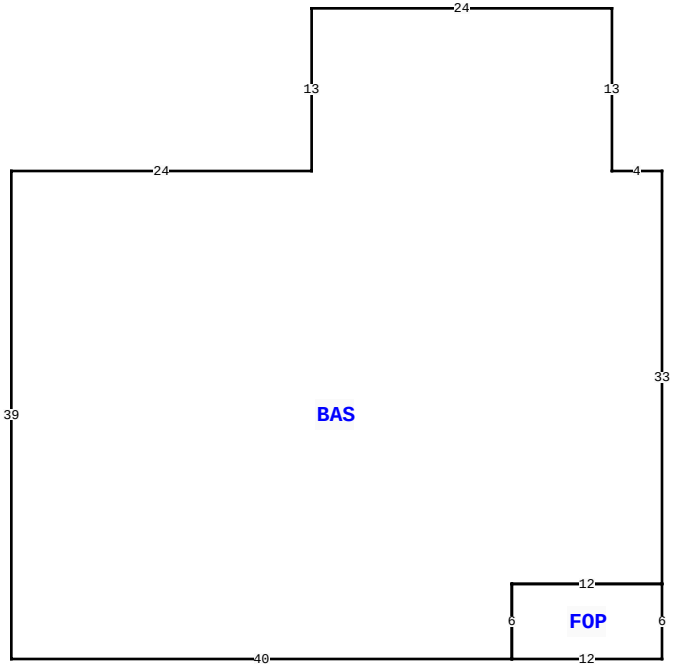
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100		2,268	178,526
FOP	72	30		22	1,732
TOTALS	2,340			2,290	180,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,290	110.0950	121.10	277,319	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2268 HX Base Yr 2023



222 SW SELLERS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		180,257
TOTAL MARKET OB/XF VALUE		950
TOTAL LAND VALUE - MARKET		41,750
TOTAL MARKET VALUE		222,957
SOH/AGL Deduction		13,684
ASSESSED VALUE		209,273
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		102,862
TOTAL JUST VALUE		222,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043018	Roof Replacement	12,530	10/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/2528	10/14/2026	WD	Q	I	01	365,000
GRANTOR: PEARCE ELIZABETH						
GRANTEE: DICKS GARY D						
1484/2584	1/25/2023	LE	U	I	14	100
GRANTOR: PEARCE ELIZABETH F (E						
GRANTEE: HARDEN ELAINE P (RM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S39 E40 FOP= E12 N6 W12 S6$ N6 E12 N33 W4 N13 W24 S13$.

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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 950

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	3.34	AC		1.00	1.00	1.00	12,500.00	12,500.00	41,750							

REVIEW DATE 06/28/2017 BY DF Total Acres: 3.34 Total Land Value: 41,750 Market: 0 Agricultural: 0 Common: 41,750 PRINTED 11/17/2026 BY SYS