LOT 8A BLOCK 1 OAK RIDGE S/D UNR
SW1/4 OF SW1/4, N 395.94 FT ALON
LAKE BLVD 350 FT FOR POB, CONT W

WOLFF LORI HUEMPFNER
1269 NW DAKOTA GLN
LAKE CITY, FL 32055-2536

2026

30-3S-17-05867-008

BUILDING CHARACTERISTICS

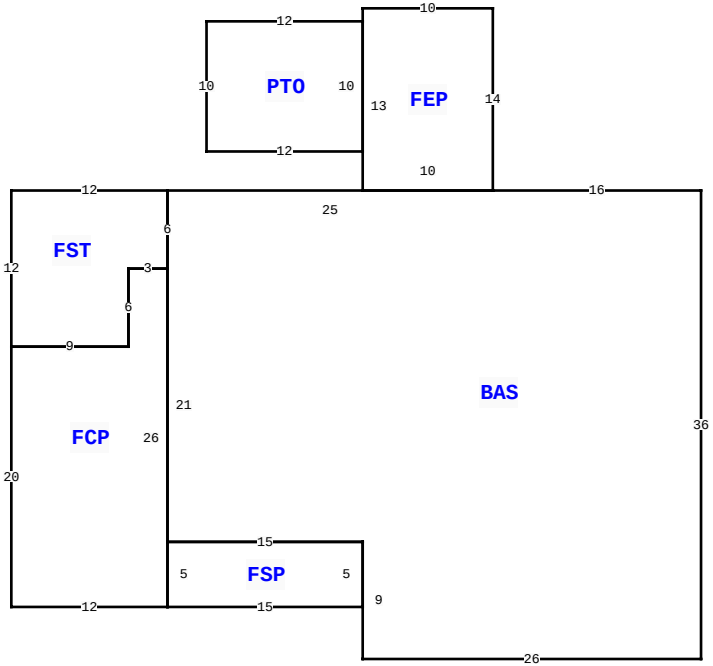
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 06
NEIGHBORHOOD/LOC	30317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,341	100		1,341	110,081
FCP	258	25		64	5,254
FEP	140	80		112	9,194
FSP	75	40		30	2,463
FST	126	55		69	5,664
PTO	120	5		6	493
TOTALS	2,060			1,622	133,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,622	112.7610	126.29	204,842	1978	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1341 HX Base Yr 2017



1269 NW DAKOTA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	133,147
TOTAL MARKET OB/XF VALUE	850
TOTAL LAND VALUE - MARKET	14,780
TOTAL MARKET VALUE	148,777
SOH/AGL Deduction	59,511
ASSESSED VALUE	89,266
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	37,855
TOTAL JUST VALUE	148,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0869			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0137	5/11/2016	WD	Q	I	01	95,000
GRANTOR: ROBERT M PEARSON						
GRANTEE: LORI WOLFF HUEMPFNE						
1313/0044	4/11/2016	PB	U	I	18	100
GRANTOR: CLERK OF COURT (MARL						
GRANTEE: ROBERT M PEARSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FEP= N14 W10 S1 PTO= W12 S10 E12 N10$ S13 E10$ W25
FST= W12 S12 E9 N6 E3 N6$ S6 FCP= W3 S6 W9 S20 E12 N26$ S21
FSP= S5 E15 N5 W15$ E15 S9 E26 N36$.

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	0	0	3	100	150	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 850

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		00	0.00	0.00	11,824.07	SF		1.00	1.00	1.00	1.25	1.25	14,780							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.27 Total Land Value: 14,780 Market: 0 Agricultural: 0 Common: 14,780 PRINTED 06/22/2026 BY SYS