LOT 11A BLOCK 1 OAK RIDGE S/D UN
OF SW1/4 OF SW1/4, N 395.94 FT A
LAKE BLVD, W 87.50 FT FOR POB, C

BP PROPERTIES LLC
485 SW WINTHROP PL
FT WHITE, FL 32038

2027

30-3S-17-05867-010

BUILDING CHARACTERISTICS

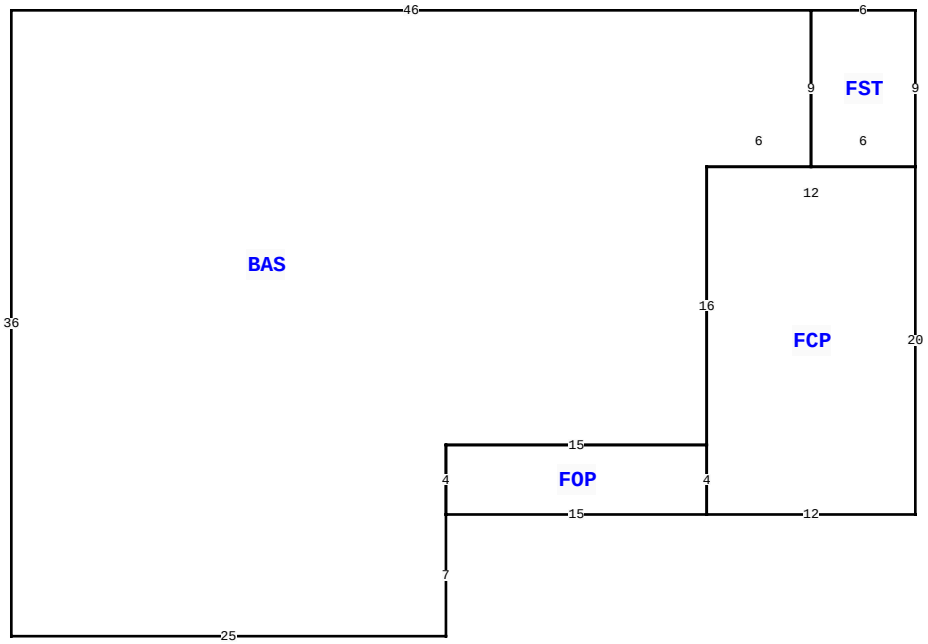
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,329	100		1,329	128,568
FCP	240	25		60	5,804
FOP	60	30		18	1,742
FST	54	55		30	2,902
TOTALS	1,683			1,437	139,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,437	125.6320	138.20	198,593	1978	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 0 Heated Area: 1329 HX Base Yr



1205 NW DAKOTA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
4	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	139,015
TOTAL MARKET OB/XF VALUE	850
TOTAL LAND VALUE - MARKET	14,381
TOTAL MARKET VALUE	154,246
SOH/AGL Deduction	0
ASSESSED VALUE	154,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,246
TOTAL JUST VALUE	154,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/1476	12/12/2016	WD	Q	I	01	102,500
GRANTOR: MCCULLOUGH RENTALS LL						
GRANTEE: BP PROPERTIES LLC						
1080/2196	4/10/2006	WD	Q	I	01	100
GRANTOR: TODD & CAROLYN MCCULL						
GRANTEE: MCCULLOUGH RENTALS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S36 E25 N7 FOP= E15N4 W15 S4$ N4 E15 FCP= S4 E12N20 W12 S16$ N16 E6 FST= E6 N9 W6 S9$ N9$.

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	0		00	0.00	0.00	11,505.01	SF		1.00	1.00	1.00	1.25	1.25	14,381							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.26 Total Land Value: 14,381 Market: 0 Agricultural: 0 Common: 14,381 PRINTED 11/17/2026 BY SYS