LOT 5 BLOCK 2 OAK RIDGE S/D UNR:
SW1/4 OF SW1/4, RUN N 214.47 FT,
POB, CONT W 87.75 FT, N 138.30 F

HUBER JULIE M
1260 NW DAKOTA GLN
LAKE CITY, FL 32055

2027

30-3S-17-05867-014

BUILDING CHARACTERISTICS

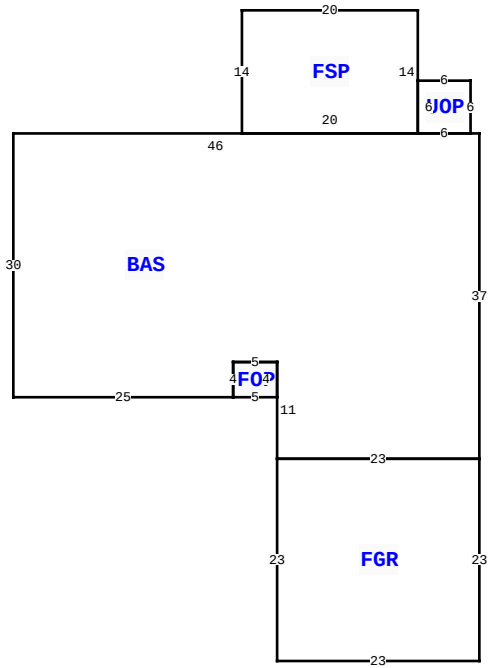
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,731	100		1,731	167,806
FGR	529	55		291	28,210
FOP	20	30		6	581
FSP	280	40		112	10,858
UOP	36	20		7	679
TOTALS	2,596			2,147	208,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,147	116.7298	128.40	275,675	1981	2005	0	0	0	24.50	75.50

1 SINGLE FAM 100% - 2025 Heated Area: 1731 HX Base Yr 2025



1260 NW DAKOTA GLN, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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		208,135
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		16,241
TOTAL MARKET VALUE		225,876
SOH/AGL Deduction		0
ASSESSED VALUE		225,876
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,465
TOTAL JUST VALUE		225,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0996			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/215	8/30/2023	WD	Q	I	01	258,000
GRANTOR: HOLDEN CLAY						
GRANTEE: HUBER JULIE M						
1446/2293	9/09/2021	WD	Q	I	01	234,900
GRANTOR: IRWIN JOANN FKA JO AN						
GRANTEE: HOLDEN CLAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 UOP= N6 W6 S6 E6 $ W6 FSP= N14 W20 S14 E20$ W46 S30 E25 FOP= E5N4 W5 S4 $ N4 E5 S11 FGR= S23 E23 N23 W23$ E23 N37$.

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	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	11,811.89	SF		1.00	1.00	1.10	1.25	1.38	16,241							

REVIEW DATE 10/11/2023 BY TP Total Acres: 0.27 Total Land Value: 16,241 Market: 0 Agricultural: 0 Common: 16,241 PRINTED 11/17/2026 BY SYS