AKA LOT 9A OAK RIDGE S/D UNR: CO
SW1/4 OF SW1/4, N ALONG W R/W GW
395.94 FT, W 262.50 FT FOR POB,

WRIGHT ANDREA M
1253 NW DAKOTA GLN
LAKE CITY, FL 32055

2027

30-3S-17-05867-017

BUILDING CHARACTERISTICS

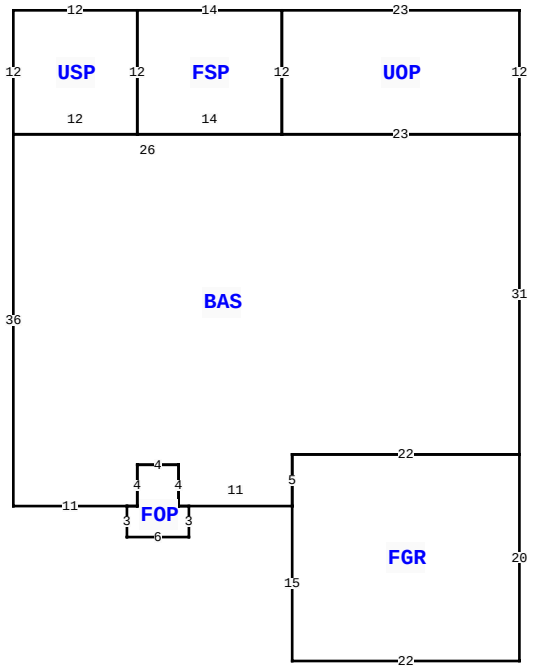
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,638	100		1,638	124,028
FGR	440	55		242	18,324
FOP	34	30		10	757
FSP	168	40		67	5,073
UOP	276	20		55	4,164
USP	144	35		50	3,786
TOTALS	2,700			2,062	156,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,062	101.5299	111.68	230,284	2002	2002	0	0	0	32.20	67.80

1 SINGLE FAM 100% - 2014 Heated Area: 1638 HX Base Yr 2014



1253 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	156,133
TOTAL MARKET OB/XF VALUE	2,292
TOTAL LAND VALUE - MARKET	14,393
TOTAL MARKET VALUE	172,818
SOH/AGL Deduction	49,718
ASSESSED VALUE	123,100
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	71,689
TOTAL JUST VALUE	172,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2316	SFR	300	05/16/2002
00281			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/0223	10/29/2013	WD	U	I	18	94,000
GRANTOR: FV-I, INC IN TRUST FO						
GRANTEE: ANDREA M WRIGHT						
1264/0215	10/25/2013	QC	U	I	18	100
GRANTOR: MORGAN STANLEY MORTGA						
GRANTEE: FV-I, INC IN TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N12 W14 USP= W12 S12 E12 N12$ S12 E14$ W26 S36 E11 FOP= S3 E6 N3 W1 N4 W4 S4 W1$ E1 N4E4 S4 E11 FGR= S15 E22 N20 W22 S5$ N5 E22 N31$ UOP= N12 W23 S12 E23$.

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	696.00	UT	2.00	2.00	100	2002	2002	3	100	1,392	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,292

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		RSF-2	0.00	0.00	11,514.43	SF		1.00	1.00	1.00	1.25	1.25	14,393							

REVIEW DATE 05/16/2025 BY JS Total Acres: 0.26 Total Land Value: 14,393 Market: 0 Agricultural: 0 Common: 14,393 PRINTED 11/17/2026 BY SYS