COMM AT SW COR OF SW1/4 OF NW 1/
TO POB, E 420.13 FT, N 208.05 FT
208.05 FT TO POB.

DOUGHERTY MCCARTNEY C/FRESE CARLA JEAN
960 SW ARBOR LN
LAKE CITY, FL 32024

2027

31-3S-16-02417-003

BUILDING CHARACTERISTICS

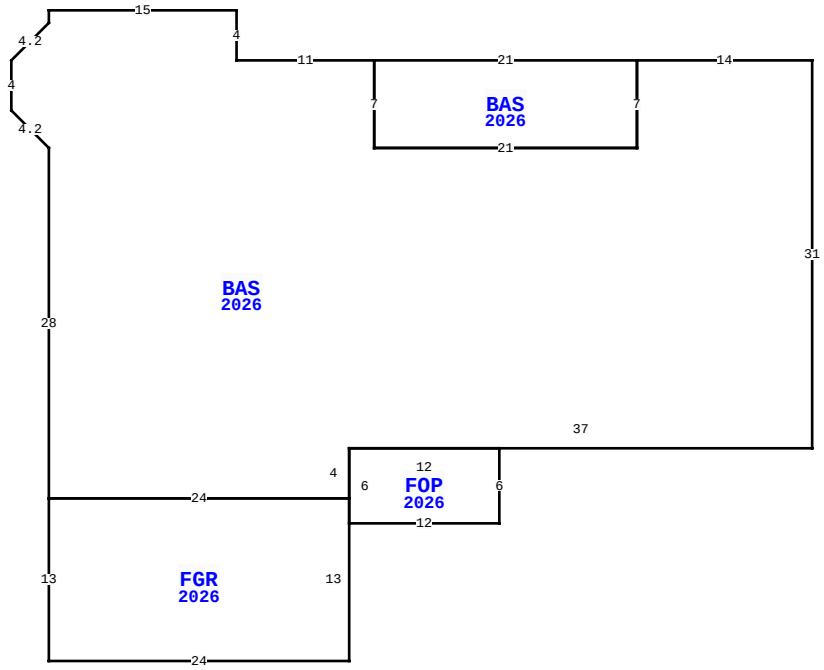
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	31316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	147	100	2026	147	17,253
BAS	1,921	100	2026	1,921	225,468
FGR	312	55	2026	172	20,188
FOP	72	30	2026	22	2,582
TOTALS	2,452			2,262	265,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,262	106.7000	117.37	265,491	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2068 HX Base Yr



979 SW HUNTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	265,491
TOTAL MARKET OB/XF VALUE	7,760
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	303,251
SOH/AGL Deduction	0
ASSESSED VALUE	303,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,251
TOTAL JUST VALUE	303,251
NCON VALUE	5,760
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054704	Storage Building	12,000	12/18/2025
000049966	New Residential C	372,000	05/28/2024
000049918	Right-of-Way Acce		05/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2693	4/19/2024	WD	U	V	11	100
GRANTOR: DOUGHERTY MCCARTNEY C						
GRANTEE: DOUGHERTY MCCARTNEY						
1499/677	9/21/2023	QC	U	V	11	100
GRANTOR: GRANITE CARLA J						
GRANTEE: DOUGHERTY MCCARTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=90,10] W14 S7 W21 N7 W11 N4 W15 S1 D3L3 S4 D3R3 S28 E24 N4 E37 N31 $
FGR=[YR=2026;ORIG=29,45] E24 S13 W24 N13 $
BAS=[YR=2026;ORIG=55,10] E21 S7 W21 N7 $
FOP=[YR=2026;ORIG=53,41] E12 S6 W12 N6 $
.

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	400.00	UT	5.00	5.00	100	2026	2025		100	2,000	
2	0030	BARN,MT	0	0	0	0	1.00	UT	5,760.00	5,760.00	100	2027	2026		100	5,760	

LAND DESCRIPTION

TOTAL OB/XF 7,760

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					2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 04/15/2026 BY robin Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS