LOT 11 & 12 A C MILTON TRACT UNR
COMM NW COR OF NE1/4, RUN S 39.7
FT FOR POB, CONT E 448.96 FT, S

VAN DUYS ROBERT/VAN DUYS HOLLY
307 SW STALLION GLN
LAKE CITY, FL 32024

2027

32-5S-17-09475-112

BUILDING CHARACTERISTICS

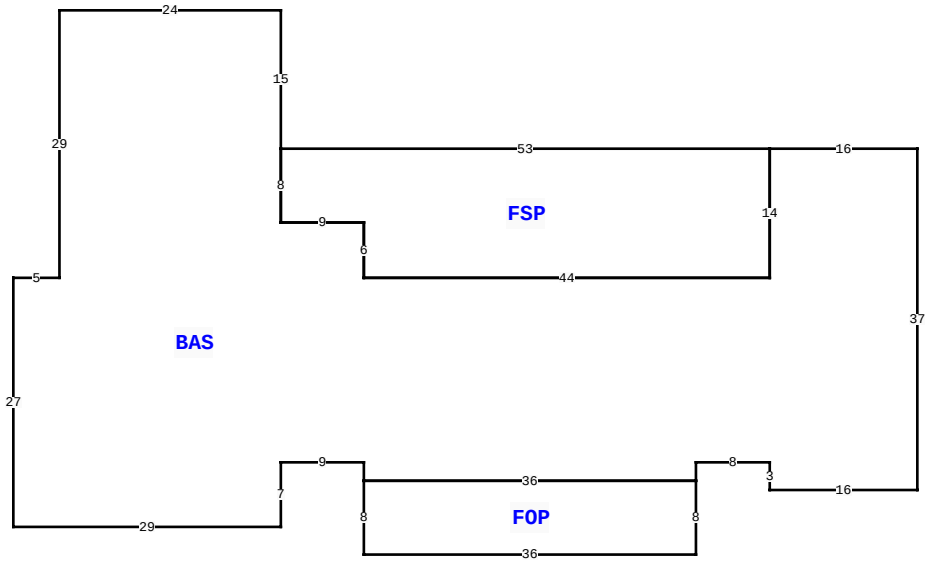
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,257	100		3,257	418,356
FOP	288	30		86	11,047
FSP	688	40		275	35,323
TOTALS	4,233			3,618	464,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,618	121.6380	133.80	484,088	2021	2021	0	0	0	4.00	96.00

2 SINGLE FAM 100% - 2022 Heated Area: 3257 HX Base Yr 2022



307 SW STALLION GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	06/20/2023 SPF

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	0294	SHED WOOD/	0	100	10	20	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	9.00	9.00	100	2005	2005	3	100	1,080	
3	0041	BARN,MACH	0	100	10	16	160.00	UT	6.00	6.00	100	2005	2005	3	100	960	
4	0040	BARN,POLE	0	100	12	60	720.00	UT	2.50	2.50	100	1996	1996	3	100	1,800	
5	0296	SHED METAL	0	100	12	20	240.00	UT	7.00	7.00	100	2005	2005	3	100	1,680	
6	0040	BARN,POLE	0	100	12	20	240.00	UT	2.50	2.50	100	1996	1996	3	100	600	
7	0040	BARN,POLE	0	100	30	36	1,080.00	UT	3.00	3.00	100	2005	2005	3	100	3,240	
8	0252	LEAN-TO W/	0	100	20	20	400.00	UT	2.00	2.00	100	1996	1996	3	100	800	
9	0040	BARN,POLE	0	100	10	12	120.00	UT	3.00	3.00	100	2005	2005	3	100	360	
10	0294	SHED WOOD/	0	100	16	16	256.00	UT	14.00	14.00	100	2007	2007	3	100	3,584	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		464,724
TOTAL MARKET OB/XF VALUE		24,484
TOTAL LAND VALUE - MARKET		180,360
TOTAL MARKET VALUE		542,048
SOH/AGL Deduction		0
ASSESSED VALUE		542,048
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		490,637
TOTAL JUST VALUE		669,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055196	Storage Building	53,675	03/10/2026
000041608	New Residential C	421,835	03/26/2021
25743	STORAGE	108	04/25/2007
11999	M H	125	12/31/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/550	12/28/2020	QC	U	I	11	100
GRANTOR: BRIERE PETER						
GRANTEE: VAN DUYS ROBERT M						
1423/0891	10/30/2020	WD	Q	I	04	80,000
GRANTOR: PETER R BRIERE						
GRANTEE: ROBERT M VAN DUYS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,10] S29 W5 S27 E29 N7 E9 S2 E36 N2 E8 S3 E16 N37 W16 S14 W44 N6 W9 N8 N15 W24 $
FSP=[ORIG=84,25] S8 E9 S6 E44 N14 W53 $
FOP=[ORIG=93,61] S8 E36 N8 W36 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,304

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		A-1	0.00	0.00	5.54	AC		1.00	1.00	1.00	9,000.00	9,000.00	49,860							
2	6200	A	PASTURE 3	100					10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	5910	A	SWAMP/CYPRES	100					4.50	AC		1.00	1.00	1.00	40.00	40.00	180							
4	9910	M	MKT.VAL.AG	100					14.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	130,500							

REVIEW DATE 07/21/2026 BY Nick Total Acres: 20.04 Total Land Value: 52,840 Market: 130,500 Agricultural: 2,980 Common: 49,860 PRINTED 11/17/2026 BY SYS

LOT 11 & 12 A C MILTON TRACT UNR
COMM NW COR OF NE1/4, RUN S 39.7
FT FOR POB, CONT E 448.96 FT, S

VAN DUYS ROBERT/VAN DUYS HOLLY
307 SW STALLION GLN
LAKE CITY, FL 32024

2027

32-5S-17-09475-112

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32517.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	06/20/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		464,724
TOTAL MARKET OB/XF VALUE		24,484
TOTAL LAND VALUE - MARKET		180,360
TOTAL MARKET VALUE		542,048
SOH/AGL Deduction		0
ASSESSED VALUE		542,048
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		490,637
TOTAL JUST VALUE		669,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/550	12/28/2020	QC	U	I	11	100
GRANTOR: BRIERE PETER						
GRANTEE: VAN DUYS ROBERT M						
1423/0891	10/30/2020	WD	Q	I	04	80,000
GRANTOR: PETER R BRIERE						
GRANTEE: ROBERT M VAN DUYS &						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0294	SHED WOOD/	0	100	20	24	480.00	UT	16.00	16.00	100	2013	2013	3	100	7,680	
12	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700	
13	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,180

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

REVIEW DATE 07/21/2026 BY Nick Total Acres: 20.04 Total Land Value: 52,840 Market: 130,500 Agricultural: 2,980 Common: 49,860 PRINTED 11/17/2026 BY SYS