COMM NW COR OF NE1/4 OF NW1/4, R
S 210 FT FOR POB, RUN E 210 FT,
210 FT, N 75 FT TO POB.

DBM PROPERTY LLC
261 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2027

33-3S-17-06452-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

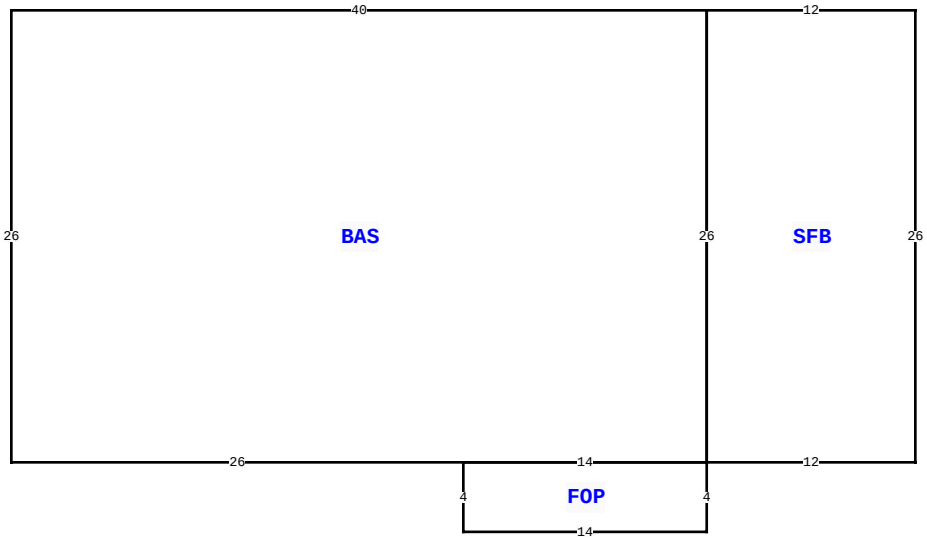
NEIGHBORHOOD/LOC 33317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	49,945
FOP	56	30		17	816
SFB	312	80		250	12,006
TOTALS	1,408			1,307	62,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,307	97.0200	106.72	139,483	1980	1980	20	0	0	35.00	45.00

1 SINGLE FAM 0% - 2023 Heated Area: 1352 HX Base Yr



303 NE WEBSTER AVE, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE
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	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	62,767
TOTAL MARKET OB/XF VALUE	750
TOTAL LAND VALUE - MARKET	3,750
TOTAL MARKET VALUE	67,267
SOH/AGL Deduction	0
ASSESSED VALUE	67,267
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,267
TOTAL JUST VALUE	67,267
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/2166	3/11/2022	WD	U	I	11	100
GRANTOR: RIVERO MARTIN						
GRANTEE: DBM PROPERTY LLC						
1030/1187	11/10/2004	WD	U	I	07	25,000
GRANTOR: MYRTICE POWELL						
GRANTEE: MARTIN RIVERO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E26 FOP= S4 E14N4 W14$ E14 SFB= E12 N26 W12 S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 750

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		RSF/MH	75.00	200.00	15,000.00	SF		1.00	1.00	0.50	0.50	0.25	3,750							

REVIEW DATE 11/17/2016 BY DF Total Acres: 0.34 Total Land Value: 3,750 Market: 0 Agricultural: 0 Common: 3,750 PRINTED 11/17/2026 BY SYS