LOT 3 BLOCK 1 GOLF MANOR S/D.

446-373, 640-239, QC 1179-2673,

TIBBERY INVESTMENTS LLC
15256 SW 171 ST
MIAMI, FL 33187

2027

33-3S-17-06751-000

BUILDING CHARACTERISTICS

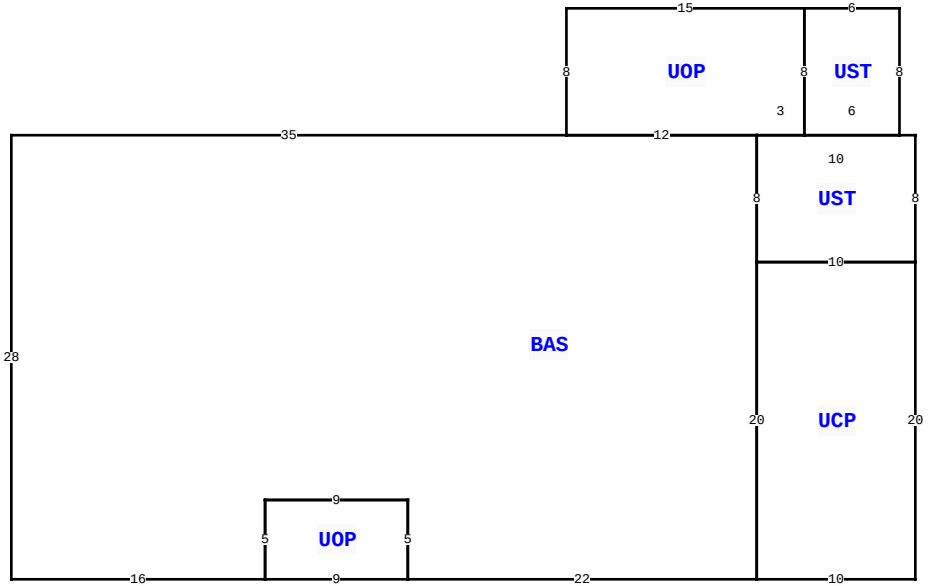
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100		1,271	105,871
UCP	200	20		40	3,332
UOP	45	20		9	749
UOP	120	20		24	1,999
UST	48	45		22	1,832
UST	80	45		36	2,998
TOTALS	1,764			1,402	116,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,402	116.5000	128.15	179,666	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1271 HX Base Yr



193 SE DUSTIN TER, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	116,783
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	135,383
SOH/AGL Deduction	0
ASSESSED VALUE	135,383
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,383
TOTAL JUST VALUE	135,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042586	Roof Replacement	4,000	08/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1366	8/02/2023	WD	Q	I	01	128,000
GRANTOR: GATEWAY TLC INVESTMEN						
GRANTEE: TIBBERY INVESTMENTS						
1496/1357	8/02/2023	PR	U	I	19	100
GRANTOR: HARRIVEL KAREN JOYCE						
GRANTEE: GATEWAY TLC INVESTM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S28 E16 UOP= E9 N5 W9 S5$ N5 E9 S5 E22 UCP= E10 N20 W10 S20 $ N20 UST= E10 N8W10 S8$ N8 UOP= E3 UST= E6 N8 W6 S8 $ N8 W15 S8 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 100

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-2	80.00	25.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/20/2023 BY JS Total Acres: 0.05 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS