LOT 11 BLOCK 1 GOLF MANOR S/D.
371-747, DC 1359-660, WD 1359-66

IRVINE NATHAN A/IRVINE VICTOR F
255 NE DUSTIN TER
LAKE CITY, FL 32025

2026

33-3S-17-06759-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

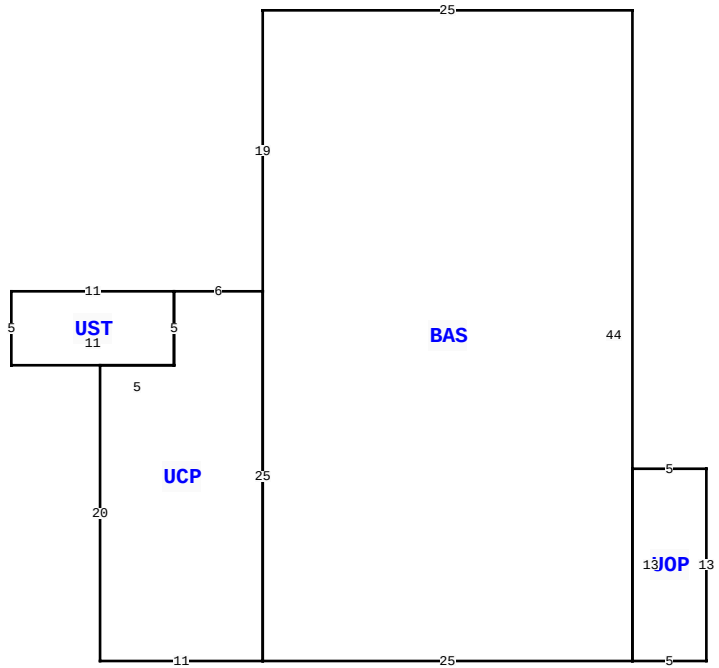
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,100	100		1,100	76,005
UCP	250	20		50	3,455
UOP	65	20		13	898
UST	55	45		25	1,728
TOTALS	1,470			1,188	82,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	93.2440	106.30	126,284	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1100 HX Base Yr 2025



255 SE DUSTIN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		82,085
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		100,985
SOH/AGL Deduction		0
ASSESSED VALUE		100,985
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,574
TOTAL JUST VALUE		100,985
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/2305	12/04/2024	WD	U	I	11	100
GRANTOR: IRVINE VICTOR F						
GRANTEE: IRVINE VICTOR F						
1359/0662	5/03/2018	WD	U	I	37	33,000
GRANTOR: WILLIS J BUTLER						
GRANTEE: VICTOR F & JEANNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S19 UCP= W6 UST= W11 S5 E11 N5$ S5 W5 S20 E11 N25$ S25 E25 UOP= E5 N13 W5 S13$ N44$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 400

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	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/16/2016 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS