

LOT 7 BLOCK 2 GOLF MANOR S/D.
771-1286, 778-1066, 778-2304, 77

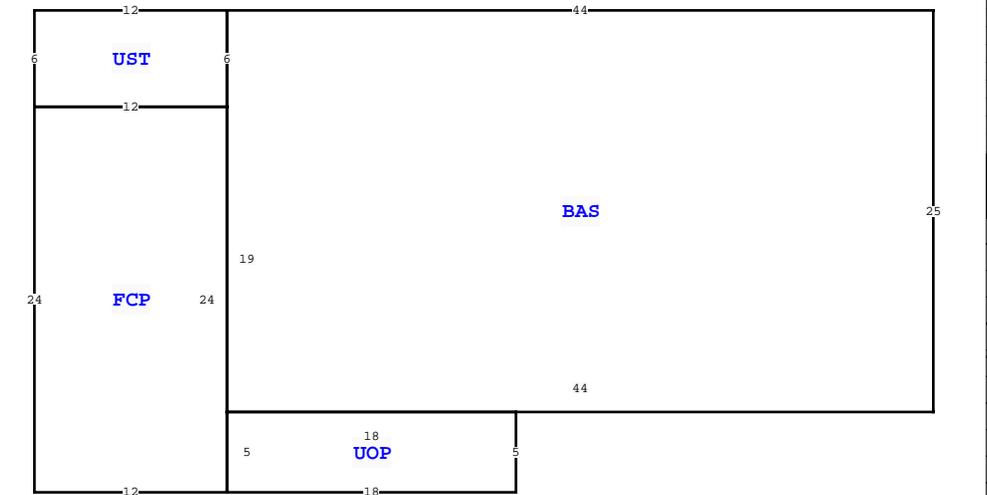
STEVENS TYLER ALAN
139 SE DUSTIN TER
LAKE CITY, FL 32025

2026

33-3S-17-06768-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,222	130.0500	148.26	181,174	1960	1995	0	0	30.00	70.00		



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	1,100	100		1,100	114,160
FCP	288	25		72	7,473
UOP	90	20		18	1,868
UST	72	45		32	3,321
TOTALS	1,550			1,222	126,822

EXTRA FEATURES																	
L N	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	1,000.00	1,000.00	100	2021	2020		100	1,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	

TOTAL OB/XF														1,600										
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		126,822	
TOTAL MARKET OB/XF VALUE		1,600	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		146,922	
SOH/AGL Deduction		0	
ASSESSED VALUE		146,922	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		146,922	
TOTAL JUST VALUE		146,922	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,478	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054447	Remodel	3,500	11/11/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1425/1015	11/19/2020	WD	Q	I	01	114,000
GRANTOR: CLARK BRITANI L						
GRANTEE: STEVENS TYLER ALAN						
1340/2720	7/17/2017	WD	Q	I	01	77,000
GRANTOR: CAROLYN JEAN BELL						
GRANTEE: BRITANI L CLARK						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W44 UST= W12 S6 E12 N6\$S6 FCP= W12 S24 E12 N24\$ S19 UOP= S5 E18 N5 W18\$ E44 N25\$.