LOT 5 DONOVAN WOODLANDS S/D
WD 1003-1605, WD 1317-1031,

DIXON PRISCILLA
524 SW DONAVAN GLN
LAKE CITY, FL 32024

2027

33-4S-16-03265-305

BUILDING CHARACTERISTICS

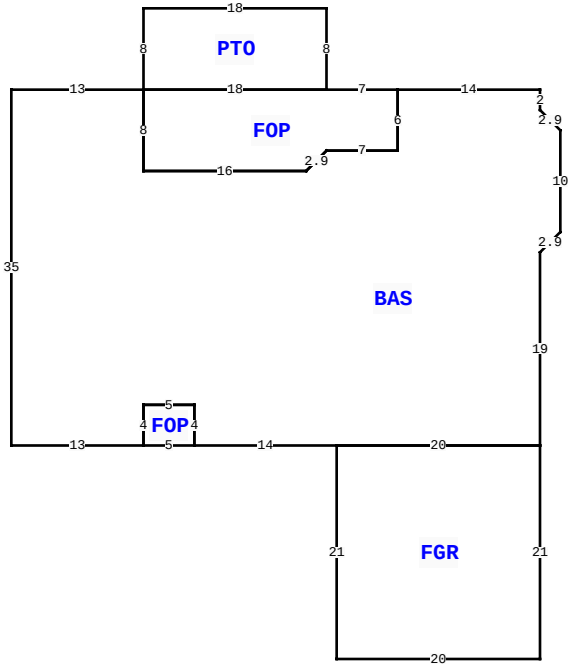
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	33416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100		1,640	163,246
FGR	420	55		231	22,994
FOP	20	30		6	597
FOP	184	30		55	5,475
PTO	144	5		7	697
TOTALS	2,408			1,939	193,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,939	114.5430	126.00	244,314	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2019 Heated Area: 1640 HX Base Yr 2019



524 SW DONOVAN GLN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	193,008
TOTAL MARKET OB/XF VALUE	6,468
TOTAL LAND VALUE - MARKET	68,800
TOTAL MARKET VALUE	212,094
SOH/AGL Deduction	58,043
ASSESSED VALUE	154,051
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	102,640
TOTAL JUST VALUE	268,276
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045333	Solar Power Syste	77,944	08/30/2022
000044917	Roof Replacement	13,385	07/11/2022
21954	SFR	507	06/09/2004
21019	M H	125	08/28/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/1031	6/22/2016	WD	U	I	11	100
GRANTOR: LINVILLE V CURTIS SR						
GRANTEE: LINVILLE V CURTIS S						
1003/1605	12/10/2003	WD	Q	V		34,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: LINVILLE V CURTIS S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W7 PTO= N8 W18 S8 E18$ W18 S8 E16 R2 U2 E7 N6$ S6 W7 D2 L2 W16 N8 W13 S35 E13 FOP= E5 N4 W5 S4$ N4 E5 S4 E14 FGR= S21 E20 N21 W20$ E20 N19 U2 R2 N10 L2 U2 N2 $.

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	100	0	0	1,794.00	UT	2.00	2.00	100	2004	2004	3	100	3,588	
2	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	

LAND DESCRIPTION

TOTAL OB/XF 6,468

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0			0.00	0.00	5.78	AC		1.00	1.00	1.00	280.00	280.00	1,618							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	5.78	AC		1.00	1.00	1.00	10,000.00	10,000.00	57,800							

REVIEW DATE 01/21/2026 BY KS Total Acres: 6.78 Total Land Value: 12,618 Market: 57,800 Agricultural: 1,618 Common: 11,000 PRINTED 11/17/2026 BY SYS