COMM AT SE COR OF COUNTRY LANE E
OF NORTH LINE OF SEC, RUN SE ALO
HWY 41, 391.79 FT, W 329.72 FT F

SCOTT TIMOTHY DUPREE
P O BOX 205
WHITE SPRINGS, FL 32096-0205

2027

34-2S-16-01841-011

BUILDING CHARACTERISTICS

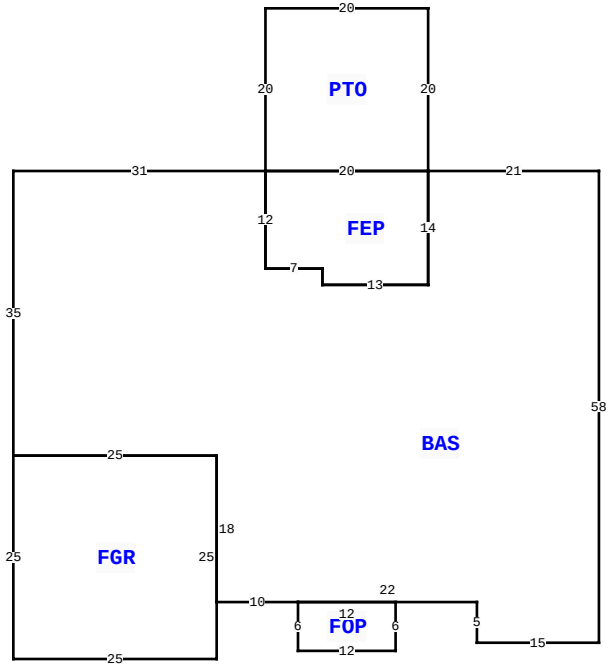
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	34216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,175	100		3,175	335,995
FEP	266	80		213	22,541
FGR	625	55		344	36,404
FOP	72	30		22	2,328
PTO	400	5		20	2,117
TOTALS	4,538			3,774	399,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,774	115.9053	127.50	481,185	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 3175 HX Base Yr 2009



195 NW WHITEWATER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	399,384
TOTAL MARKET OB/XF VALUE	4,854
TOTAL LAND VALUE - MARKET	11,792
TOTAL MARKET VALUE	416,030
SOH/AGL Deduction	129,926
ASSESSED VALUE	286,104
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	234,693
TOTAL JUST VALUE	416,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	423,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047961	Roof Replacement	36,091	08/23/2023
25990	SFR	860	07/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0001	10/30/2015	QC	U	I	11	100
GRANTOR: ALLISON L SCOTT						
GRANTEE: TIMOTHY DUPREE SCOT						
1109/2063	9/14/2006	WD	Q	V		13,500
GRANTOR: ISIAH PARNELL						
GRANTEE: TIMOTHY & ALLISON S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W21 S14 W13 N2 W7 N12 W31 S35 E25 S18 E10 E22 S5 E15 N58 $
FGR=[ORIG=-72,35] S25 E25 N25 W25 $
PTO=[ORIG=-21,0] N20 W20 S20 E20 $
FEP=[ORIG=-21,0] W20 S12 E7 S2 E13 N14 $
FOP=[ORIG=-37,53] S6 E12 N6 W12 $
.

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	1,618.00	UT	3.00	3.00	100	2008	2008	3	100	4,854	

LAND DESCRIPTION

TOTAL OB/XF 4,854

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		00	0.00	0.00	1.34	AC		1.00	1.00	0.80	11,000.00	8,800.00	11,792							

REVIEW DATE 10/11/2023 BY jerry Total Acres: 1.34 Total Land Value: 11,792 Market: 0 Agricultural: 0 Common: 11,792 PRINTED 11/17/2026 BY SYS