LOT 1 BLOCK B BELLAIRE S/D.

492-380, QC 796-1733, LE 1009-10

DIBBLE THERESA
527 SE LLEWELLYN AVE
LAKE CITY, FL 32025

2026

34-3S-17-06986-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

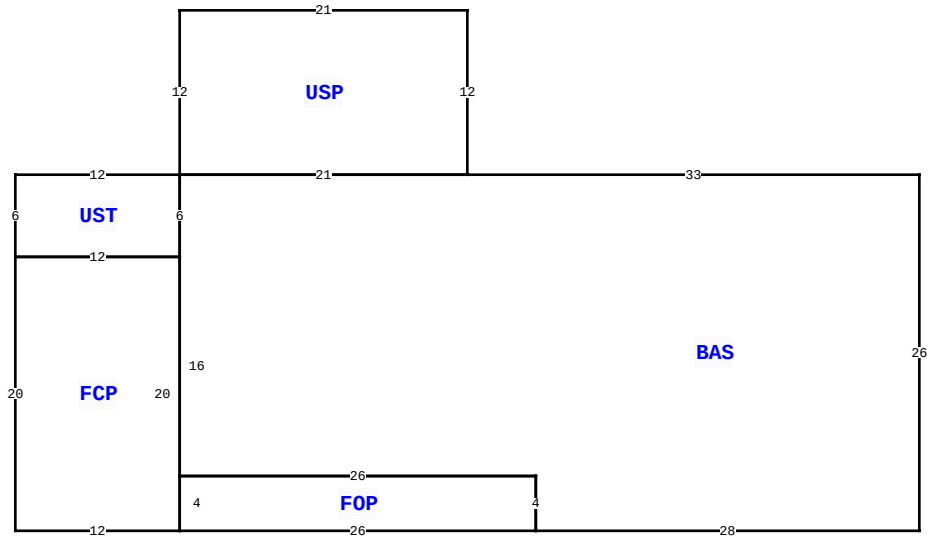
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	106,647
FCP	240	25		60	4,922
FOP	104	30		31	2,543
USP	252	35		88	7,219
UST	72	45		32	2,625
TOTALS	1,968			1,511	123,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,511	110.7108	126.21	190,703	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1300 HX Base Yr 2017



527 SE LLEWELLYN AVE, 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		123,957
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		142,757
SOH/AGL Deduction		66,384
ASSESSED VALUE		76,373
TOTAL EXEMPTION VALUE	HX HB DX	56,373
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		142,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/0280	2/22/2016	WD	U	I	11	100
GRANTOR: MARIE LYNCH (SINGLE P						
GRANTEE: THERESA DIBBLE						
1231/0483	3/08/2012	WD	Q	I	01	65,000
GRANTOR: JEFF BETROS & TIM BET						
GRANTEE: MARIE LYNCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 USP= N12 W21 S12 E21$ W21 UST= W12 S6 E12 N6$ S6 FCP= W12 S20 E12 N20$ S16 FOP= S4 E26 N4 W26 $ E26 S4 E28 N26$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/26/2017 BY DF Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS