LOT 2 BLOCK B BELLAIRE S/D.

466-651, WD 1273-2489

OTT RODNEY/OTT CATHERINE
675 DEFENDER DR
LAKE CITY, FL 32025

2027

34-3S-17-06987-000

BUILDING CHARACTERISTICS

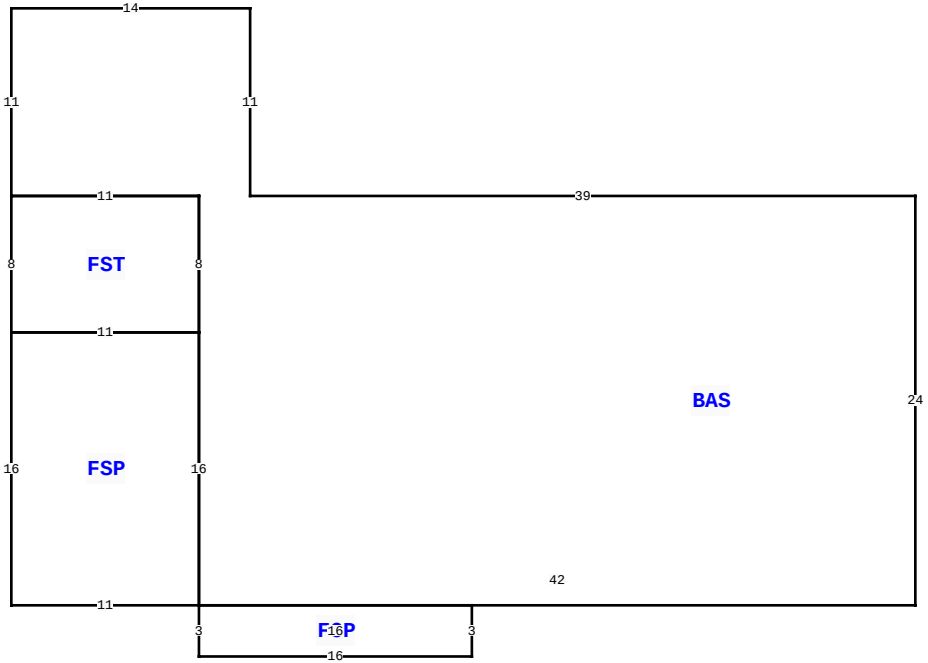
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,162	100		1,162	102,109
FOP	48	30		14	1,230
FSP	176	40		70	6,151
FST	88	55		48	4,218
TOTALS	1,474			1,294	113,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,294	122.9000	135.19	174,936	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1162 HX Base Yr 2015



675 SE DEFENDER DR, LAKE CITY

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

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		113,708
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		132,708
SOH/AGL Deduction		57,023
ASSESSED VALUE		75,685
TOTAL EXEMPTION VALUE	HX HB	50,685
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		132,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31841	MAINT/ALTR	25	03/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1273/2489	4/07/2014	WD	Q	I	01	66,000
GRANTOR: PATRICIA A CHAMBERS						
GRANTEE: RODNEY & CATHERINE						
0415/0636	11/01/1978	03	Q	I		32,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 N11 W14 S11 FST= S8E11 N8 W11$ E11 S8 FSP= W11 S16 E11 N16$ S16 FOP= S3 E16 N3 W16$ E42 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 500

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: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS