LOT 8 BLOCK B BELLAIRE S/D.
524-767, 645-389, 647-541, WD 15

DARLEY VIVIAN JEAN
779 SE DEFENDER DRIVE
LAKE CITY, FL 32025

2027

34-3S-17-06989-008

BUILDING CHARACTERISTICS

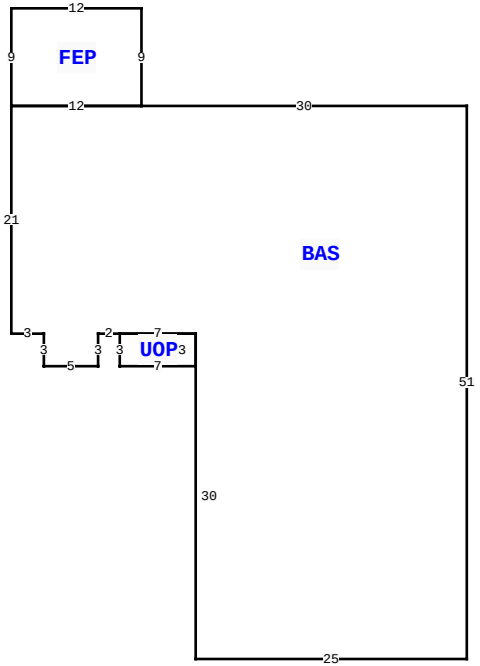
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,647	100		1,647	177,489
FEP	108	80		86	9,268
UOP	21	20		4	431
TOTALS	1,776			1,737	187,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	125.6000	138.16	239,984	1973	2005	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2025 Heated Area: 1647 HX Base Yr 2025



779 SE DEFENDER DR, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	250	
2	0296	SHED METAL	0	100	8	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0060	CARPORT F	0	100	18	20	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
5	0166	CONC,PAVMT	0	100	18	20	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		187,188
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		209,888
SOH/AGL Deduction		62,348
ASSESSED VALUE		147,540
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		91,129
TOTAL JUST VALUE		209,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1622	3/28/2024	WD	Q	I	01	255,000
GRANTOR: O'NEAL KEITH B						
GRANTEE: DARLEY VIVIAN JEAN						
0647/0541	3/22/1988	WD	U	I		32,500
GRANTOR: ANCHOR FACILITIES						
GRANTEE: O'NEAL KEITH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FEP= N9 W12 S9 E12$W12 S21 E3 S3 E5 N3 E2 UOP= S3 E7 N3 W7$ E7 S30 E25 N51$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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 04/05/2024 BY TP Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS