

LOT 22 BLOCK C BELLAIRE S/D.  
554-770, 947-1167, CT 1364-516

SAWYER RICHARD C/SAWYER ANNE M  
720 SE DEFENDER DR  
LAKE CITY, FL 32025

**2026**

34-3S-17-07002-001  
VALUATION SUMMARY

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 70				
14	CARPET 30				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Frame	NONE	100		
	Stories	1.	1. 100		
	Architectual Units	0	100		
	Condition Adj	03	100		
	Kitchen Adjus	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	1,135	100		1,135	130,415
FCP	240	25		60	6,894
FOP	80	30		24	2,757
FST	84	55		46	5,285
<b>TOTALS</b>	<b>1,539</b>			<b>1,265</b>	<b>145,353</b>

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
			Heated Area: 1135			HX Base Yr	2020				

Diagram showing building layout with areas labeled BAS, FCP, FOP, and FST. Dimensions are provided for various sections.

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		145,353	
TOTAL MARKET OB/XF VALUE		1,900	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		165,753	
SOH/AGL Deduction		53,756	
ASSESSED VALUE		111,997	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		60,586	
TOTAL JUST VALUE		165,753	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		167,463	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/0094	8/09/2019	WD Q	Q	I	01	120,000
GRANTOR: ANTHONY LYNN PROPERTY						
GRANTEE: RICHARD C & ANNE M						
1370/1332	10/12/2018	WD U	U	I	37	55,000
GRANTOR: RESIDENCY FOR ALL LLC						
GRANTEE: ANTHONY LYNN PROPER						

EXTRA FEATURES																
L N	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	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	8	10	UT	0.00	0.00	100	1993	1993	3	100	150	
3	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	100	
5	9910	RV SITE/RE	0	100	0	0	UT	2,000.00	2,000.00	100	2019	2019	3	100	1,150	
<b>TOTAL OB/XF</b>															<b>1,900</b>	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W45 S27 E25 FOP= E20 N4W20S4\$ N4 E20 FCP= S4 E12 N20W12 S16\$ N16 FST= E12 N7 W12 S7\$ N7\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							