LOT 23 BLOCK C BELLAIRE S/D.
466-178, 748-2323, 968-2516, QC

RESULTS REALTY OF NORTH CENTRAL FLORIDA INC
P O BOX 88
LAKE CITY, FL 32056

2027

34-3S-17-07003-000

BUILDING CHARACTERISTICS

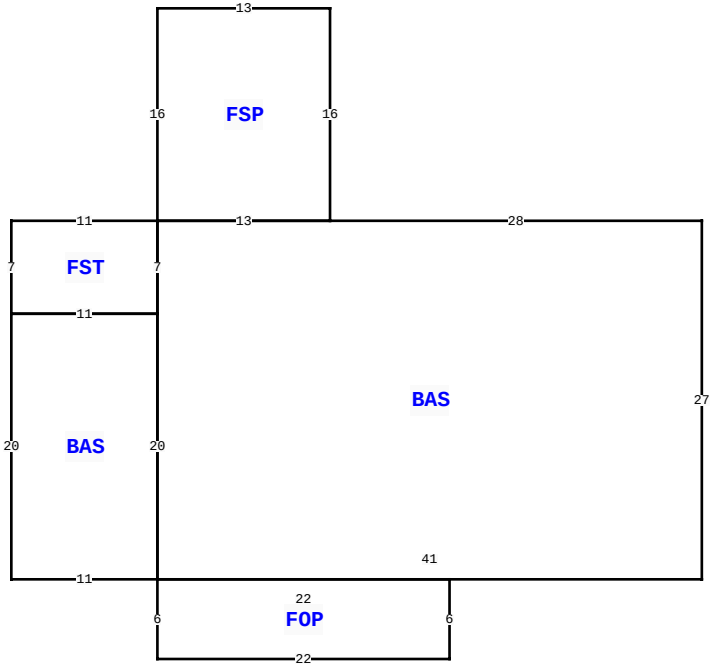
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	220	100		220	17,894
BAS	1,107	100		1,107	90,037
FOP	132	30		40	3,253
FSP	208	40		83	6,751
FST	77	55		42	3,416
TOTALS	1,744			1,492	121,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,492	113.7510	125.13	186,694	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1327 HX Base Yr



704 SE DEFENDER DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	121,351
TOTAL MARKET OB/XF VALUE	1,270
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	141,121
SOH/AGL Deduction	0
ASSESSED VALUE	141,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,121
TOTAL JUST VALUE	141,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053600	Electrical Servic		07/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/44	2/09/2018	PR	P	I	98	100
GRANTOR: HARRIS CHRISTINA						
GRANTEE: RESULTS REALTY OF N						
1353/1057	2/09/2018	QC	U	I	11	100
GRANTOR: TOBE MORROW (EST) BY						
GRANTEE: RESULTS REALTY OF N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FSP= N16 W13 S16 E13$ W13 FST= W11 S7 E11N7$S7 BAS= W11 S20 E11 N20$S20 FOP= S6 E22 N6 W22$ E41N27$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	840	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,270

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	0		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 07/22/2025 BY tommy Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS