LOT 2 BLOCK D BELLAIRE S/D.

446-351, 1253-140, 141, WD 1371-

DICKSON JACQUELINE/DEFIBAUGH SCOTT
634 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2027

34-3S-17-07008-000

BUILDING CHARACTERISTICS

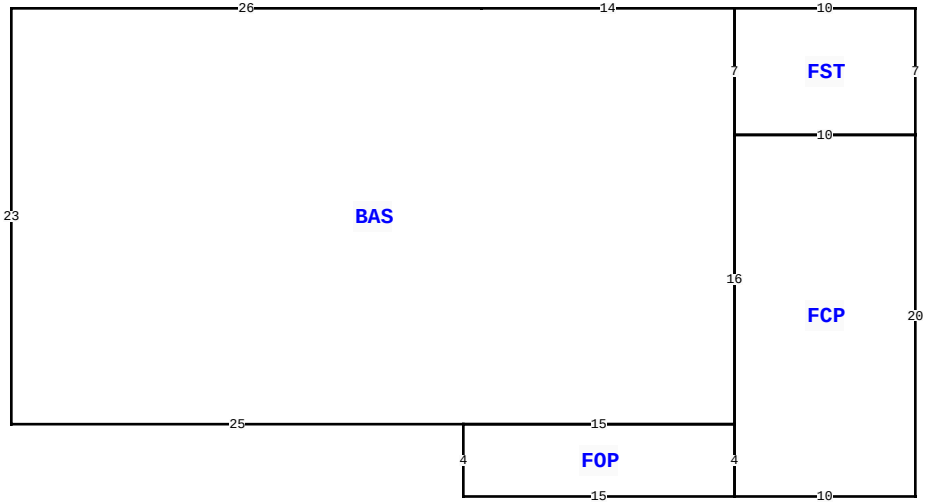
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	920	100		920	83,905
FCP	200	25		50	4,560
FOP	60	30		18	1,642
FST	70	55		38	3,466
TOTALS	1,250			1,026	93,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,026	127.5560	140.31	143,958	1964	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 920 HX Base Yr 2021



310 SE TRIBBLE ST, 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	60	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	
3	0296	SHED METAL	0	100	10	12	1.00	UT	1,080.00	1,080.00	100	2022	2021		100	1,080	
4	0060	CARPORT F	0	100	18	32	1.00	UT	2,016.00	2,016.00	100	2022	2021		100	2,016	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	93,573
TOTAL MARKET OB/XF VALUE	3,456
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	115,529
SOH/AGL Deduction	34,022
ASSESSED VALUE	81,507
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	25,096
TOTAL JUST VALUE	115,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,229

SALE:1:1: LOT 3 BLK D BELLAIRE S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045425	Remodel	9,813	06/22/2023
000044000	Roof Replacement	12,125	03/24/2022
000041503	Electrical Servic	0	03/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/2054	8/13/2019	WD	Q	I	01	73,000
GRANTOR: FILLYAW PROPERTIES RE						
GRANTEE: JACQUELINE DICKSON						
1371/1455	10/25/2018	WD	U	I	11	100
GRANTOR: ROBERT N & LACY M FIL						
GRANTEE: FILLYAW PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S23 E25 FOP= S4 E15N4 W15$ E15 FCP= S4 E10 N20 W10 S16$ N16 FST= E10 N7 W10 S7$ N7 W14$.

LAND DESCRIPTION

TOTAL OB/XF 3,456

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 06/30/2023 BY HC Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS