

LOT 2 BLOCK D BELLAIRE S/D.
446-351, 1253-140, 141, WD 1371-

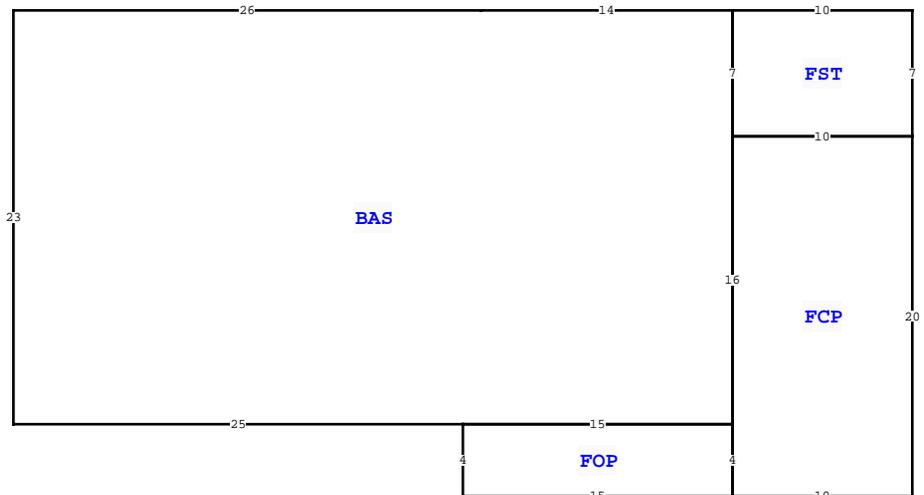
DICKSON JACQUELINE/DEFIBAUGH SCOTT
634 SE ROSEWOOD CIR
LAKE CITY, FL 32025

2026

34-3S-17-07008-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	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 Units	05	CONV	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
BAS	920	100	
FCP	200	25	
FOP	60	30	
FST	70	55	
TOTALS	1,250		

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%	2021								
			Heated Area: 920								
				HX Base Yr 2021							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	95,273		
TOTAL MARKET OB/XF VALUE	3,456		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	117,229		
SOH/AGL Deduction	38,096		
ASSESSED VALUE	79,133		
TOTAL EXEMPTION VALUE	56,411		
BASE TAXABLE VALUE	22,722		
TOTAL JUST VALUE	117,229		
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	Q	I	01	73,000
GRANTOR: FILLYAW PROPERTIES RE						
GRANTEE: JACQUELINE DICKSON						
1371/1455	10/25/2018	WD U	U	I	11	100
GRANTOR: ROBERT N & LACY M FIL						
GRANTEE: FILLYAW PROPERTIES						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0130	CLFENCE	5	0	100	0	1.00	UT	300.00	300.00	100
3	0296	SHED METAL	0	100	10	12	1.00	UT	1,080.00	1,080.00	100
4	0060	CARPOT F	0	100	18	32	1.00	UT	2,016.00	2,016.00	100

TOTAL OB/XF											
3,456											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

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

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00