

LOT 94 EASTSIDE VILLAGE S/D.
716-33, 808-1670 THRU 1678, 861-

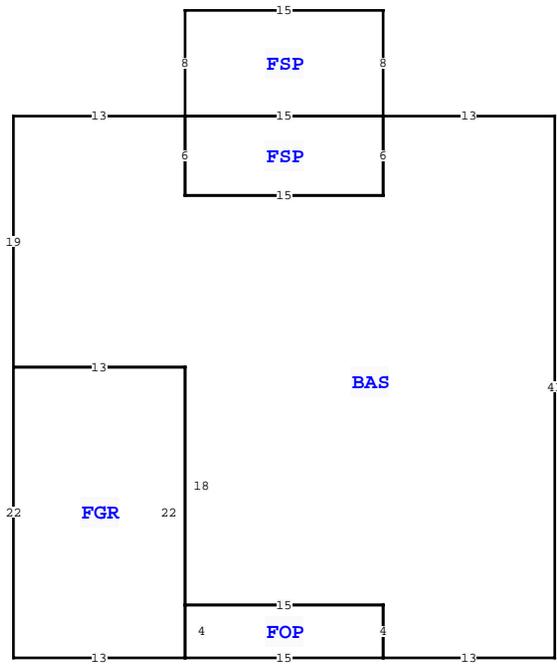
DICKSON JACQUELINE W
634 SW ROSEWOOD CIR
LAKE CITY, FL 32025

2026

34-3S-17-07018-194
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	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	34317.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,245	100	
FGR	286	55	
FOP	60	30	
FSP	90	40	
FSP	120	40	
TOTALS	1,801		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,504	112.3650	125.85	189,278	2005	2005	0	0	24.50	75.50
1 SINGLE FAM 0% - 2021 Heated Area: 1245 HX Base Yr											



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,905
TOTAL MARKET OB/XF VALUE		3,338
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		168,743
SOH/AGL Deduction		0
ASSESSED VALUE		168,743
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		168,743
TOTAL JUST VALUE		168,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23524	SFR	371	08/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/1240	7/27/2021	LE U		I	14	100

GRANTOR: DICKSON JACQUELINE W
GRANTEE: DEFIBAUGH SCOTT (RM)
1407/1176 2/28/2020 QC U I 11 100
GRANTOR: CHARLES D DICKSON
GRANTEE: JACQUELINE W DICKSO

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	0	0	0	455.00	UT	2.50	2.50	100	2005	2005	3	100	1,138	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W13 FSP= N8 W15 S8 E15\$ FSP= W15 S6 E15 N6\$ S6 W15 N6 W13 S19 FGR= S22 E13 N22 W13\$ E13 S18 FOP= S4 E15 N4 W15\$ E15 S4 E13 N41\$.														

LAND DESCRIPTION															TOTAL OB/XF									
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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							