COMM AT SE COR OF COUNTRY LANE E
OF NORTH LINE OF SEC, RUN SE ALO
HWY 41, 391.79 FT, W 329.72 FT F

SCOTT TIMOTHY DUPREE
P O BOX 205
WHITE SPRINGS, FL 32096-0205

2023

34-2S-16-01841-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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
Architectual	05	CONV 100
Units		0 100
Quality	06	06

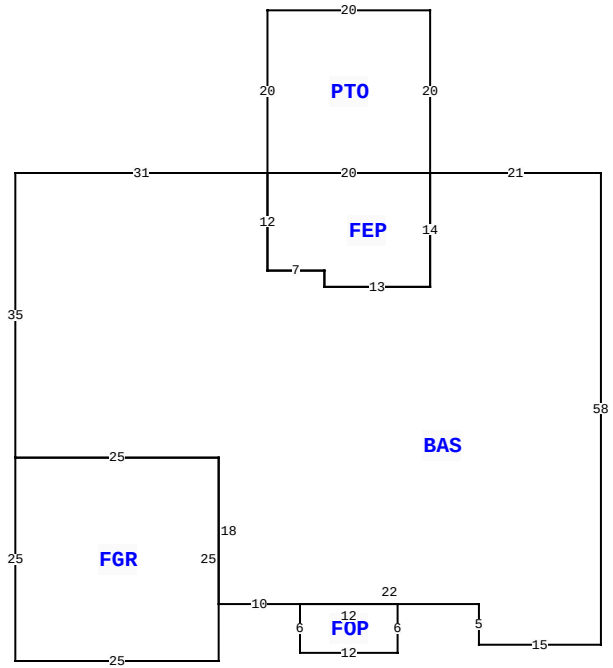
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 34216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,175	100	3,175	303,823
FEP	266	80	213	20,383
FGR	625	55	344	32,918
FOP	72	30	22	2,105
PTO	400	5	20	1,914
TOTALS	4,538		3,774	361,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,774	115.9053	111.27	419,933	2008	2008	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2009 Heated Area: 3175 HX Base Yr 2009



195 NW WHITEWATER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		361,142
TOTAL MARKET OB/XF VALUE		4,854
TOTAL LAND VALUE - MARKET		7,826
TOTAL MARKET VALUE		373,822
SOH/AGL Deduction		118,633
ASSESSED VALUE		255,189
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,189
TOTAL JUST VALUE		373,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25990	SFR	860	07/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1309/0001	10/30/2015	QC	U	I	11	100
GRANTOR: ALLISON L SCOTT						
GRANTEE: TIMOTHY DUPREE SCOT						
1109/2063	9/14/2006	WD	Q	V		13,500
GRANTOR: ISIAH PARNELL						
GRANTEE: TIMOTHY & ALLISON S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W21 S14 W13 N2 W7 N12 W31 S35 E25 S18 E10 E22 S5 E15 N58 $
FGR=[ORIG=-72,35] S25 E25 N25 W25 $
PTO=[ORIG=-21,0] N20 W20 S20 E20 $
FEP=[ORIG=-21,0] W20 S12 E7 S2 E13 N14 $
FOP=[ORIG=-37,53] S6 E12 N6 W12 $
.

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	1,618.00	UT	3.00	3.00	100	2008	2008	3	100	4,854	

LAND DESCRIPTION

TOTAL OB/XF 4,854

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		00	0.00	0.00	1.34	AC		1.00	1.00	0.80	7,300.00	5,840.00	7,826							

REVIEW DATE 02/15/2023 BY KS Total Acres: 1.34 Total Land Value: 7,826 Market: 0 Agricultural: 0 Common: 7,826 PRINTED 08/16/2023 BY SYS