COMM NW COR OF NE1/4, RUN E
25.77 FT TO E R/W MOUNT CARMEL
RD, S 1114.23 FT, E 202.35 FT,

DORTCH TIMOTHY D/DORTCH LISA C
1084 SW MOUNT CARMEL AVE
LAKE CITY, FL 32024

2025

09-4S-16-02820-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

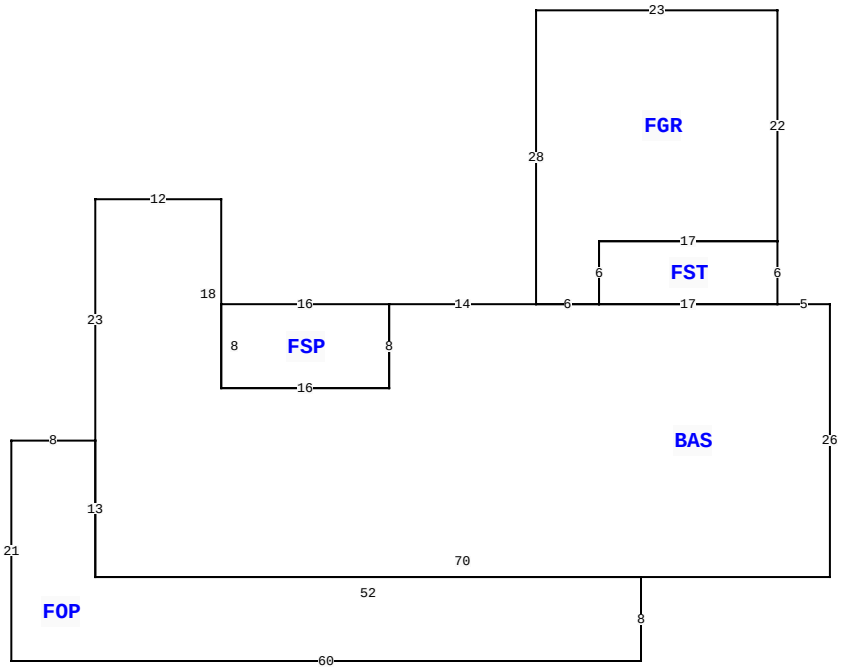
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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	9416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100		1,812	156,965
FGR	542	55		298	25,814
FOP	584	30		175	15,159
FSP	128	40		51	4,418
FST	102	55		56	4,851
TOTALS	3,168			2,392	207,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,392	112.5040	126.00	301,392	1999	1999	0	0	0	31.25	68.75

1 SINGLE FAM – 100% - 2000 Heated Area: 1812 HX Base Yr 2000



1084 SW MOUNT CARMEL AVE, 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		207,207
TOTAL MARKET OB/XF VALUE		5,378
TOTAL LAND VALUE - MARKET		13,340
TOTAL MARKET VALUE		225,925
SOH/AGL Deduction		72,935
ASSESSED VALUE		152,990
TOTAL EXEMPTION VALUE	HX HB DX 13	152,990
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		225,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15764	SFR	300	07/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0882/2011	6/15/1999	WD	Q	V	01	100

GRANTOR: VELMA LOIS DORTCH

GRANTEE: TIMOTHY D & LISA C

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= W16 S8 E16 N8$ S8 W16 N18 W12 S23 FOP= W8 S21 E60 N8 W52 N13$ S13 E70 N26 W5 FST= N6 W17 S6 E17$ W17 FGR= N6 E17 N22 W23 S28 E6$ W6$.

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	1,052.00	UT	1.50	1.50	100	1999	1999	3	100	1,578	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0070	CARPORT UF	0	100	20	24	480.00	UT	2.50	2.50	100	2007	2007	3	100	1,200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,378

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			0.00	0.00	1.16	AC		1.00	1.00	1.00	11,500.00	11,500.00	13,340							

REVIEW DATE 01/31/2024 BY KS Total Acres: 1.16 Total Land Value: 13,340 Market: 0 Agricultural: 0 Common: 13,340 PRINTED 07/30/2025 BY SYS