W DIV: BEG 70 FT W OF NE COR,
RUN W 70 FT, S 105 FT, E 70
FT, N 105 FT TO POB (BLOCK G).

DUCRE MARY A
406 NW MADISON ST
LAKE CITY, FL 32055

2026

00-00-00-12315-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

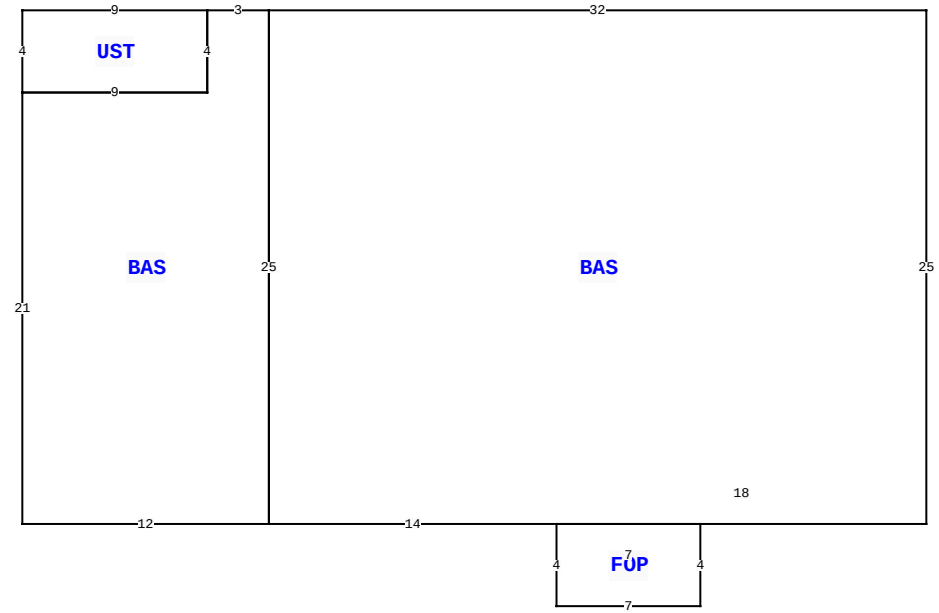
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	20,485
BAS	800	100		800	62,078
FOP	28	30		8	621
UST	36	45		16	1,242
TOTALS	1,128			1,088	84,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,088	106.5900	119.38	129,885	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1064 HX Base Yr 2015



406 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		84,425
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		6,821
TOTAL MARKET VALUE		91,846
SOH/AGL Deduction		40,797
ASSESSED VALUE		51,049
TOTAL EXEMPTION VALUE	HX HB DX WX	36,049
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		91,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047900	Remodel	8,000	08/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1311/0374	3/01/2016	QC	U	I	11	0
GRANTOR: LAVERES KELLY						
GRANTEE: MARY A DUCRE						
1311/0380	2/08/2016	QC	U	I	11	0
GRANTOR: TEJUAN SERCEY						
GRANTEE: MARY A DUCRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 BAS= W3 UST= W9 S4E9 N4$ S4 W9 S21 E12 N25$ S25 E14
FOP= S4 E7 N4 W7$ E18 N25$.

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	100	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 600

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-3	0.00	0.00	7,180.00	SF		1.00	1.00	1.00	0.95	0.95	6,821							

REVIEW DATE 08/27/2016 BY DF Total Acres: 0.16 Total Land Value: 6,821 Market: 0 Agricultural: 0 Common: 6,821 PRINTED 11/18/2025 BY SYS