E DIV: BEG INTER E R/W MARSH
ST & S R/W DUVAL ST, RUN S
198.59 FT TO N R/W NASSAU ST,

WITT GERALDINE L/WITT STEPHEN W
PO BOX 2064
LAKE CITY, FL 32056-2064

2026

00-00-00-13332-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 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
Condition Adj	03	03 100
Quality	04	04

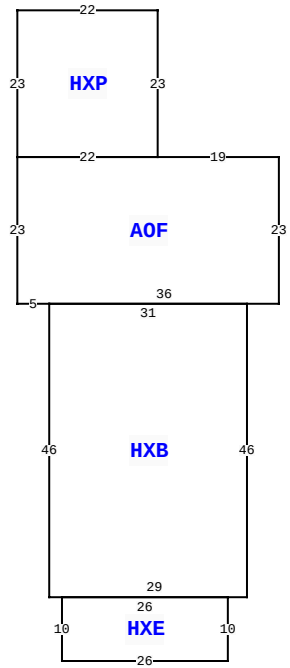
DOR CODE	0117	SFRES/OFFICE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	860317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	943	110		1,037	65,551
HXB	1,426	100		1,426	90,141
HXE	260	80		208	13,148
HXP	506	30		152	9,608
TOTALS	3,135			2,823	178,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,823	86.8300	97.25	274,537	1930	1980	0	0	0	35.00	65.00

1 SINGLE FAM 63.27% - 1998 Heated Area: 1426 HX Base Yr 1998



618 E DUVAL ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		178,449
TOTAL MARKET OB/XF VALUE		5,860
TOTAL LAND VALUE - MARKET		98,010
TOTAL MARKET VALUE		282,319
SOH/AGL Deduction		94,906
ASSESSED VALUE		187,413
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		131,691
TOTAL JUST VALUE		282,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1034/2796	1/04/2005	WD	Q	I	01	100
GRANTOR: STEPHEN M WITT & GERA						
GRANTEE: STEPHEN M & GERALDI						
1003/1536	12/23/2003	WD	Q	I	01	60,000
GRANTOR: TEN STAR INVESTMENTS						
GRANTEE: STEPHEN M & GERALDI						

BUILDING NOTES

BUILDING DIMENSIONS

AOF= W19 HXP= N23 W22 S23 E22$ W22 S23 E5 HXB= S46 E2 HXE= S10 E26 N10 W26 $ E29 N46 W31$ E36 N23$.

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	1993	1993	3	100	800	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	3.50	3.50	100	1993	1993	3	100	560	
4	0294	SHED WOOD/	0	100	10	12	240.00	UT	3.50	3.50	100	1993	1993	3	100	840	
5	0070	CARPORT UF	0	100	32	35	1,120.00	UT	3.00	3.00	100	2008	2008	3	100	3,360	

LAND DESCRIPTION

TOTAL OB/XF 5,860

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		*CG	80.00	198.00	15,840.00	SF		1.00	1.00	1.00	2.50	2.50	39,600							
2	1000	C	VACANT COMME	100			118.00	198.00	23,364.00	SF		1.00	1.00	1.00	2.50	2.50	58,410							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.90 Total Land Value: 98,010 Market: 0 Agricultural: 0 Common: 98,010 PRINTED 11/11/2025 BY SYS