S DIV: LOT 5 BLOCK B OLIVIA ADDI

359-125, 837-147, LE 1518-2039,

DUKES ANDY N
455 SE WALDRON TERRACE
LAKE CITY, FL 32025

2026

00-00-00-13519-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

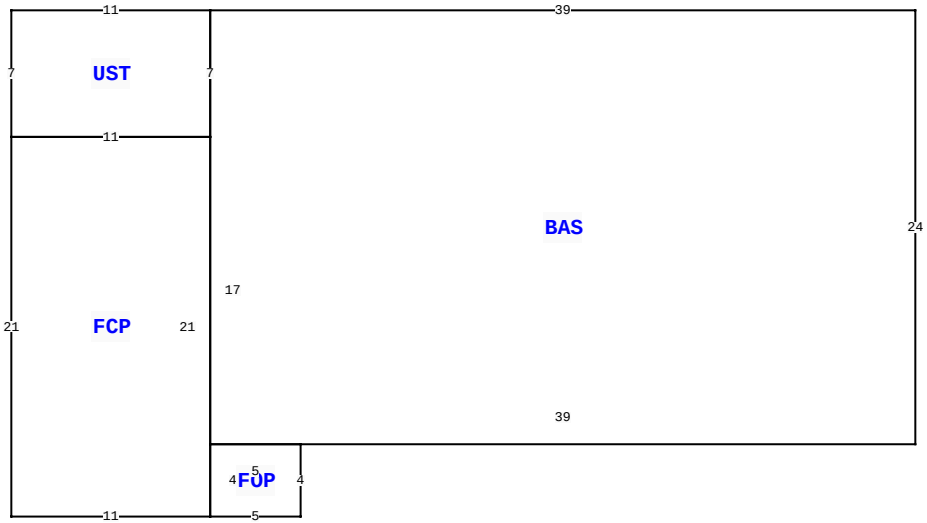
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100		936	83,624
FCP	231	25		58	5,182
FOP	20	30		6	536
UST	77	45		35	3,127
TOTALS	1,264			1,035	92,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,035	122.7200	137.45	142,261	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 936 HX Base Yr



455 SE WALDRON TER, 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		92,470
TOTAL MARKET OB/XF VALUE		722
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		102,692
SOH/AGL Deduction		57,471
ASSESSED VALUE		45,221
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,221
TOTAL JUST VALUE		102,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/2039	7/09/2024	LE	U	I	14	100
GRANTOR: DUKES ANDY NEAL (ENH						
GRANTEE: DUKES ANDY N LIVING						
0837/0147	3/25/1997	WD	Q	I	02	0
GRANTOR: PATRICIA M DUKES						
GRANTEE: ANDY N DUKES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 UST= W11 S7 E11 N7$S7 FCP= W11 S21 E11 N21$ S17 FOP= S4 E5 N4 W5$ E39 N24$.

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	300	
2	0296	SHED METAL	0	100	8	20	1.00	UT	0.00	0.00	100	0	0	3	100	422	

LAND DESCRIPTION

TOTAL OB/XF 722

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	10,000.00	SF		1.00	1.00	1.00	0.95	0.95	9,500							

REVIEW DATE 12/18/2016 BY DF Total Acres: 0.23 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/07/2025 BY SYS