LOT 8 BLOCK 2 QUAIL HEIGHTS S/D.
ORB 792-743, 799-1014, 812-1052,

DUKES ANTOINETTE Y
330 SE GREGORY GLN
LAKE CITY, FL 32025

2026

01-4S-16-02710-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

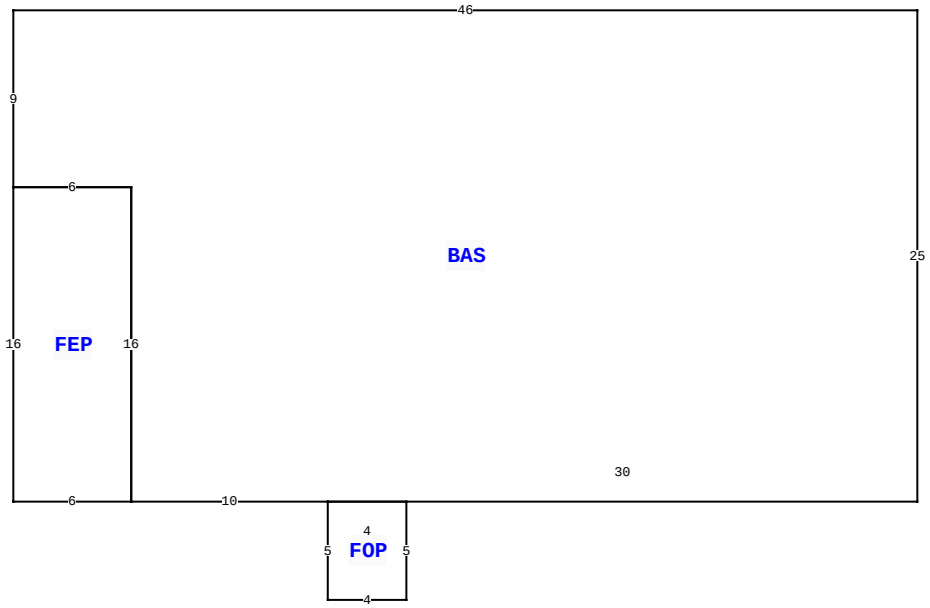
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,054	100		1,054	106,120
FEP	96	80		77	7,753
FOP	20	30		6	604
TOTALS	1,170			1,137	114,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,137	125.0800	140.09	159,282	1998	2000	0	0	0	28.13	71.87

1 SINGLE FAM 0% - 0 Heated Area: 1054 HX Base Yr



1791 SW JUDY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	114,476
TOTAL MARKET OB/XF VALUE	2,882
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	135,858
SOH/AGL Deduction	0
ASSESSED VALUE	135,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,858
TOTAL JUST VALUE	135,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,658

SALE:3:1: 16 PARCELS

SALE:2:1: SALE INCLUDED 4 PARCELS

SALE:1:1: LOT 8 BLK 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1219	SFR	203	04/20/1998
00213			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1081/2467	4/19/2006	WD	Q	I		119,000
GRANTOR: BRIAN CANNON						
GRANTEE: ANTOINETTE Y DUKES						
1079/2617	3/01/2006	WD	Q	I	01	100
GRANTOR: TIMOTHY SHAHEEN						
GRANTEE: BRIAN CANNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S9 FEP= S16 E6 N16 W6$ E6 S16 E10 FOP= S5 E4 N5 W4$ E30 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	0	0	0	494.00	UT	3.00	3.00	100	1998	1998	3	100	1,482	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,882

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/04/2024 BY JS Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS