

COMM SE COR OF SE1/4 OF NW1/4, N
FT FOR POB, CONT W 213 FT, N 422
FT, S 422.01 FT TO POB.

BRUNETTE SCOTT A/BRUNETTE TONYA M
612 SW DUCKETT CT
LAKE CITY, FL 32024-0556

2026

06-4S-16-02786-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	425	100		425	31,609
BAS	2,550	100		2,550	189,651
FOP	32	30		10	744
UEP	322	60		193	14,354

TOTALS	3,329			3,178	236,358
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0020	BARN, FR	0	100	0	0	1.00	UT 0.00	0.00
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT 0.00	0.00
4	0294	SHED WOOD/	0	100	0	0	1.00	UT 2,500.00	2,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,178	102.1640	114.42	363,627	1979	1979	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017

Heated Area: 2975

HX Base Yr 2017

Site map showing property layout with areas labeled BAS, FOP, and UEP. Dimensions are provided for various sections.

612 SW DUCKETT CT, LAKE CITY

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025 MLU

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		236,358	
TOTAL MARKET OB/XF VALUE		3,900	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		270,258	
SOH/AGL Deduction		105,649	
ASSESSED VALUE		164,609	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		113,887	
TOTAL JUST VALUE		270,258	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,258	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042888	Remodel	6,305	10/04/2021
000042138	Remodel	7,559	06/14/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1312/2580	4/05/2016	WD	U	I	12
GRANTOR: SUNSTATE FEDERAL CRED					SALE PRICE
GRANTEE: SCOTT A & TONYA M B					135,000
1286/0339	12/03/2014	QC	U	I	12
GRANTOR: REBECCA DAMPIER, DOYLE					136,900
GRANTEE: SUNSTATE FEDERAL CR					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W35 UEP= N14 W23 S14 E23\$ W62 S31 E36 FOP= E8 N4 W8 S4\$ N4 E8 S4 E28 BAS= E25 N17 W25 S17\$ N17 E25 N14\$.									