BEG SW COR OF SW1/4 OF NE1/4,
RUN S 242 FT, CONT S 716.52,
W 33.15 FT, S 15 FT, W 146.78

VITTUR GEORGE W/VITTUR BRANDI R
610 SW DUCKETT CT
LAKE CITY, FL 32024-0556

2026

06-4S-16-02786-004

COLUMBIA COUNTY PROPERTY

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 70
Interior Floo	15	HARDTILE 30
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
Kitchen Adjus	01	01 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

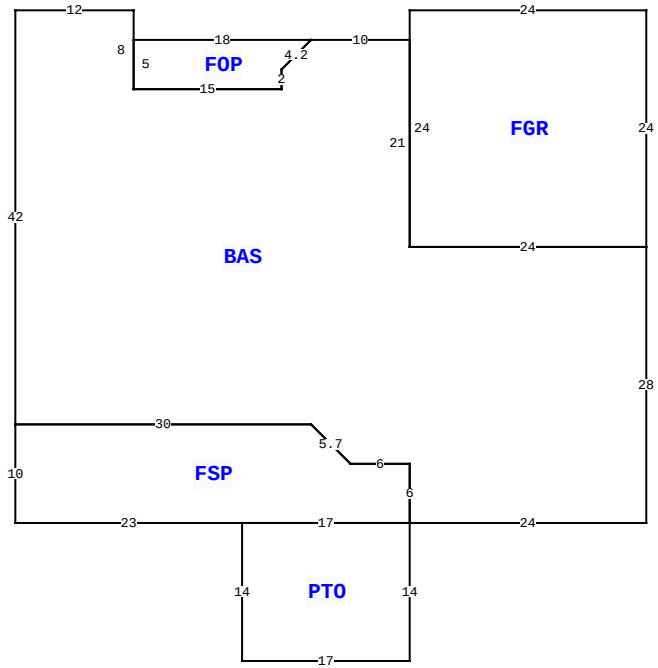
NEIGHBORHOOD/LOC 6416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,221	100		2,221	230,995
FGR	576	55		317	32,970
FOP	80	30		24	2,496
FSP	368	40		147	15,289
PTO	238	5		12	1,248
TOTALS	3,483			2,721	282,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,721	119.0553	133.34	362,818	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2016 Heated Area: 2221 HX Base Yr 2016



610 SW DUCKETT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		282,998
TOTAL MARKET OB/XF VALUE		12,558
TOTAL LAND VALUE - MARKET		36,090
TOTAL MARKET VALUE		331,646
SOH/AGL Deduction		96,200
ASSESSED VALUE		235,446
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,724
TOTAL JUST VALUE		331,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046522	Roof Replacement	19,380	02/14/2023
20671	SFR	381	05/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1311/0768	2/05/2016	WD	U	I	11	0
GRANTOR: CHRISTOPHER & REBECCA						
GRANTEE: GEORGE W & BRANDI R						
1298/1790	6/08/2015	WD	Q	I	01	200,000
GRANTOR: CHRISTOPHER & REBECCA						
GRANTEE: GEORGE W & BRANDI R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S42 FSP= S10 E23 PTO= S14 E17 N14 W17$ E17 N6 W6 U4 L4 W30$ E30 R4 D4 E6 S6 E24 N28 FGR= N24 W24 S24 E24$ W24 N21 W10 FOP= W18 S5 E15 N2 R3 U3 $ D3 L3 S2 W15 N8$.

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	1,639.00	UT	2.50	2.50	100	2006	2006	3	100	4,098	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	4,800.00	4,800.00	100	2024	2023		100	4,800	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,680.00	1,680.00	100	2024	2023		100	1,680	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,680.00	1,680.00	100	2024	2023		100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 12,558

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		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,090							

REVIEW DATE 08/02/2023 BY KS Total Acres: 4.01 Total Land Value: 36,090 Market: 0 Agricultural: 0 Common: 36,090 PRINTED 11/19/2025 BY SYS