

WARD WILLIAM F JR/WARD RHONDA D
748 SW DUCKETT CT
LAKE CITY, FL 32024

2026

06-4S-16-02787-002



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall19COMMON BRK 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo15HARDTILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Architectual051. 1. 100
CONV 100
0 100

Units

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC6416.001.00/

AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEADJAREAMARKET
VALUE

BAS2,3451002,345222,377

FGR6485535633,760

FOP25030757,112

TOTALS3,2432,776263,248

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10031BARN, MT AE010024121.00UT0.000.00100003100700

20166CONC, PAVMT010033090.00UT1.501.50100003100135

30180FPLC 1STRY0100001.00UT2,000.002,000.001002000200031002,000

40166CONC, PAVMT010000743.00UT1.501.501002000200031001,115

50260PAVEMENT-A0100006,177.00UT1.501.501002006200631009,266

60031BARN, MT AE0100100444,400.00UT9.009.0010020142014310039,600

70040BARN, POLE0100241002,400.00UT2.502.501002014201431006,000

LAND DESCRIPTIONTOTAL OB/XF58,816

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

16200A PASTURE 30A-10.000.009.00AC1.001.001.00280.00280.002,520

20100CSFR100A-10.000.001.00AC1.001.001.009,000.009,000.009,000

39910MMKT. VAL. AG0A-10.000.009.00AC1.001.001.009,000.009,000.0081,000

REVIEW DATE08/01/2023BYKS

Total Acres: 10.00Total Land Value: 11,520Market: 81,000Agricultural: 2,520Common: 9,000PRINTED 11/19/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0100012,776112.8960126.44350,997200020000025.0075.00

3 SINGLE FAM 100%-0Heated Area: 2345HX Base Yr

Basement Area: 73

FGR

BAS

FOP

TOTALS3,2432,776263,248

BLD DATEXF DATEINC DATE

748 SW DUCKETT CT, LAKE CITY

LGL DATELAND DATEAG DATE

04/07/2025MLU

COLUMBIA COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE263,248

TOTAL MARKET OB/XF VALUE58,816

TOTAL LAND VALUE - MARKET90,000

TOTAL MARKET VALUE333,584

SOH/AGL Deduction76,376

ASSESSED VALUE257,208

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE206,486

TOTAL JUST VALUE412,064

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE415,574

SALE:1:1:

XFOB:1:1: RIVE M H

PERMIT NUMDESCRIPTIONAMTISSUED

15053ADDN SFR22002/09/1999

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

0577/045511/01/1985WDQI26,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W73 S14 FGR= S27 E24 N27 W24\$ E24 S27 E12 FOP= S10 E25 N10 W25\$ E37 N41\$.