

HATCHER SUSAN D
674 SW DUCKETT CT
LAKE CITY, FL 32024

06-4S-16-02787-003

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										SALES DATA									
Exterior Wall 08 WD OR PLY 100										TYPE 0100 MDL 01 EFF. AREA 2,326 TOT ADJ PTS 98.7460 EFF. BASE RATE 110.60 REPL. COST NEW 257,256 AYB 1984 EYB 1984 ECON 0 FNCT 0 NORM 0 35.00 % COND 65.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM 100% - 1999 Heated Area: 1764 HX Base Yr 1999										Tax Group: 3 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 167,216									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 1,720									
Interior Floo 14 CARPET 90																				TOTAL LAND VALUE - MARKET 18,360									
Interior Floo 08 SHT VINYL 10																				TOTAL MARKET VALUE 187,296									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 82,059									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 105,237									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 2 100																				BASE TAXABLE VALUE 54,515									
Frame 01 NONE 100																				TOTAL JUST VALUE 187,296									
Stories 1. 1. 100																				NCON VALUE 0									
Architectual 05 CONV 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 187,296																			
Condition Adj 03 03 100										SALE:9:1:																			
Kitchen Adjus 01 01 100										SALE:8:1: DEED GIVEN IN LIEU OF FORECLOSURE																			
Quality 05 05										SALE:7:1: GRANTEE IS SON																			
DOR CODE 0100 SINGLE FAMILY										SALE:6:1: 1.02 AC WITH HOUSE																			
MAP NUM MKT AREA 01										PERMIT NUM DESCRIPTION AMT ISSUED																			
NEIGHBORHOOD/LOC 6416.00 1.00/										000053556 Electrical Servic 07/11/2025																			
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE										000045957 Roof Replacement 18,500 11/21/2022																			
BAS 1,764 100 1,764 126,814																													
FOP 208 30 62 4,457																													
FOP 280 30 84 6,039																													
FST 140 55 77 5,535																													
FST 140 55 77 5,535																													
FST 476 55 262 18,835																													
TOTALS 3,008 2,326 167,216										BLD DATE 04/07/2025 MLU																			
EXTRA FEATURES 674 SW DUCKETT CT, LAKE CITY										BUILDING NOTES																			
L N 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										SALES DATA																			
1 0294 SHED WOOD/ 0 100 10 24 240.00 UT 5.50 5.50 100 1993 1993 3 100 1,320										OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE																			
2 0040 BARN, POLE 0 100 0 0 1.00 UT 0.00 0.00 100 2014 2014 3 100 400										0861/1738 6/30/1998 WD Q I 65,000																			
										GRANTOR: BRITT																			
										GRANTEE: HATCHER																			
										0786/2076 3/01/1994 WD Q I 55,000																			
										GRANTOR: DARWIN L PERRY																			
										GRANTEE: JAMES W BRITT																			
LAND DESCRIPTION										TOTAL OB/XF 1,720																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV										BUILDING DIMENSIONS																			
1 0100 C SFR 100 A-1 0.00 0.00 1.02 AC 1.00 1.00 1.00 18,000.00 18,000.00 18,360										BAS= W27 FST= N10 W14 S10 E14\$ FST= W14 S10 E14 N10\$ S10 W14 N10 W27 S28 E38 FOP= S8 E26 N8 W26\$ E30 N28 \$ FST= N28 W17 FOP= W10 S28 E10 N28\$ S28 E17\$.																			
REVIEW DATE 07/18/2025 BY tommy Total Acres: 1.02 Total Land Value: 18,360 Market: 0 Agricultural: 0 Common: 18,360 PRINTED 11/19/2025 BY SYS																													