COMM SW COR OF SW1/4 OF NE1/4,
RUN N 60 FT FOR POB, CONT N
289 FT, E 262 FT, S 40.35 FT,

DAWSON MARK A/DAWSON LISA A
634 SW DUCKETT COURT
LAKE CITY, FL 32024

2026

06-4S-16-02787-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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

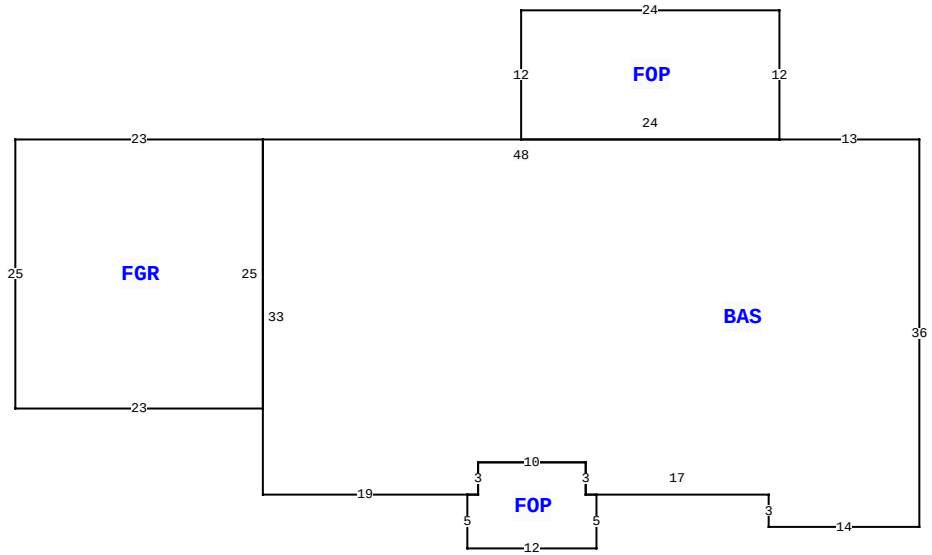
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,025	100		2,025	212,616
FGR	575	55		316	33,179
FOP	90	30		27	2,835
FOP	288	30		86	9,029
TOTALS	2,978			2,454	257,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,454	120.1872	134.61	330,333	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 2025 HX Base Yr 2004



634 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		257,660
TOTAL MARKET OB/XF VALUE		4,600
TOTAL LAND VALUE - MARKET		23,040
TOTAL MARKET VALUE		285,300
SOH/AGL Deduction		87,282
ASSESSED VALUE		198,018
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,296
TOTAL JUST VALUE		285,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,603

SALE:1:1: HIGH FOR AREA MKT= $6016.00

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20669	SFR	349	05/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0936/2659	10/08/2001	WD	Q	V		16,000
GRANTOR: SHARON D TERRY						
GRANTEE: MARK A & LISA A DAW						
0816/2349	2/01/1996	WD	Q	V		11,000
GRANTOR: LEE R & VELMA PERRY						
GRANTEE: SHARON D TERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N12 W24 S12 E24$ W48 FGR= W23 S25 E23 N25$ S33E19 FOP= S5 E12 N5 W1 N3 W10 S3 W1$ E1 N3 E10 S3 E17 S3 E14 N36$.

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	0040	BARN,POLE	0	100	24	30	720.00	UT	2.50	2.50	100	2014	2014	3	100	1,800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 4,600

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		00	0.00	0.00	1.28	AC		1.00	1.00	1.00	18,000.00	18,000.00	23,040							

REVIEW DATE 08/01/2023 BY JB Total Acres: 1.28 Total Land Value: 23,040 Market: 0 Agricultural: 0 Common: 23,040 PRINTED 11/07/2025 BY SYS