BEG NE COR OF SW1/4 OF NE1/4,
RUN S 375.49 FT, W 105 FT TO
POB, CONT W 175 FT, N 125 FT,

HALL DORIS MARY
749 SW DUCKETT CT
LAKE CITY, FL 32024

**2026**

**06-4S-16-02787-009**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

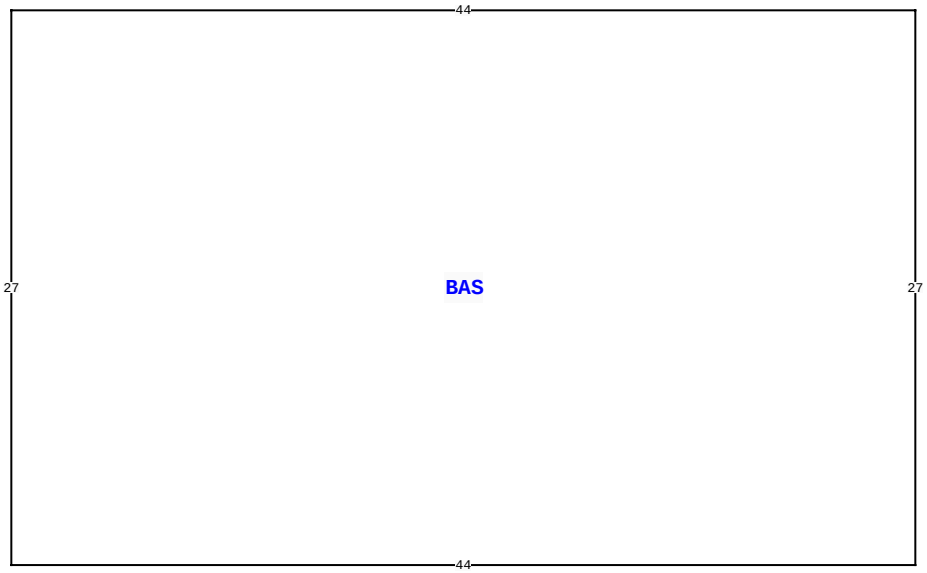
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 1,188 | 100 | | 1,188 | 72,416 |
| TOTALS | 1,188 | | | 1,188 | 72,416 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,188 | 117.9000 | 110.83 | 131,666 | 2003 | 2003 | 0 | 0 | 0 | 45.00 | 55.00 |

3 MANUF 1 0% - 2024 Heated Area: 1188 HX Base Yr




749 SW DUCKETT CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/19/2022 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 72,416 |
| TOTAL MARKET OB/XF VALUE | 7,130 |
| TOTAL LAND VALUE - MARKET | 11,250 |
| TOTAL MARKET VALUE | 90,796 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 90,796 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 90,796 |
| TOTAL JUST VALUE | 90,796 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 90,796 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31804 | MAINT/ALTR | 30 | 03/13/2014 |
| 20303 | M H | 125 | 01/09/2003 |
| 20303 | M H | 125 | 01/09/2003 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0991/2576 | 8/18/2003 | QC | Q | I | 06 | 100 |
| GRANTOR: PALMATIER | | | | | | |
| GRANTEE: DORIS MARY HALL (L | | | | | | |
| 0954/0054 | 5/24/2002 | WD | Q | I | | 76,900 |
| GRANTOR: CHRISTENSEN'S | | | | | | |
| GRANTEE: RICHARD C & DORIS P | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

### 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 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |
| 3 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 0060 | CARPORT F | 0 | 0 | 18 | 27 | 486.00 | UT | 5.00 | 5.00 | 100 | 2014 | 2014 | 3 | 100 | 2,430 | |
| 5 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,130

| 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 | 0200 | C | MBL HM | 0 | | 00 | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.50 | 15,000.00 | 22,500.00 | 11,250 | | | | | | | |

REVIEW DATE 08/02/2023 BY JB Total Acres: 0.50 Total Land Value: 11,250 Market: 0 Agricultural: 0 Common: 11,250 PRINTED 11/07/2025 BY SYS