

COMM NW COR OF SE1/4 OF SEC, RUN
360.90 FT FOR POB, RUN E 1208.78
FT, W 1209.64 FT, N 210.45 FT TO

BOWEN KENNETH M/BOWEN VICKI
519 SW DUCKETT COURT
LAKE CITY, FL 32024

2025

06-4S-16-02788-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	02	WALL BD/WD 40
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

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	242	100		242	18,348
BAS	2,124	100		2,124	161,033
FCP	549	25		137	10,387
FOP	40	30		12	910
FST	221	55		122	9,250

TOTALS 3,176 2,637 199,927

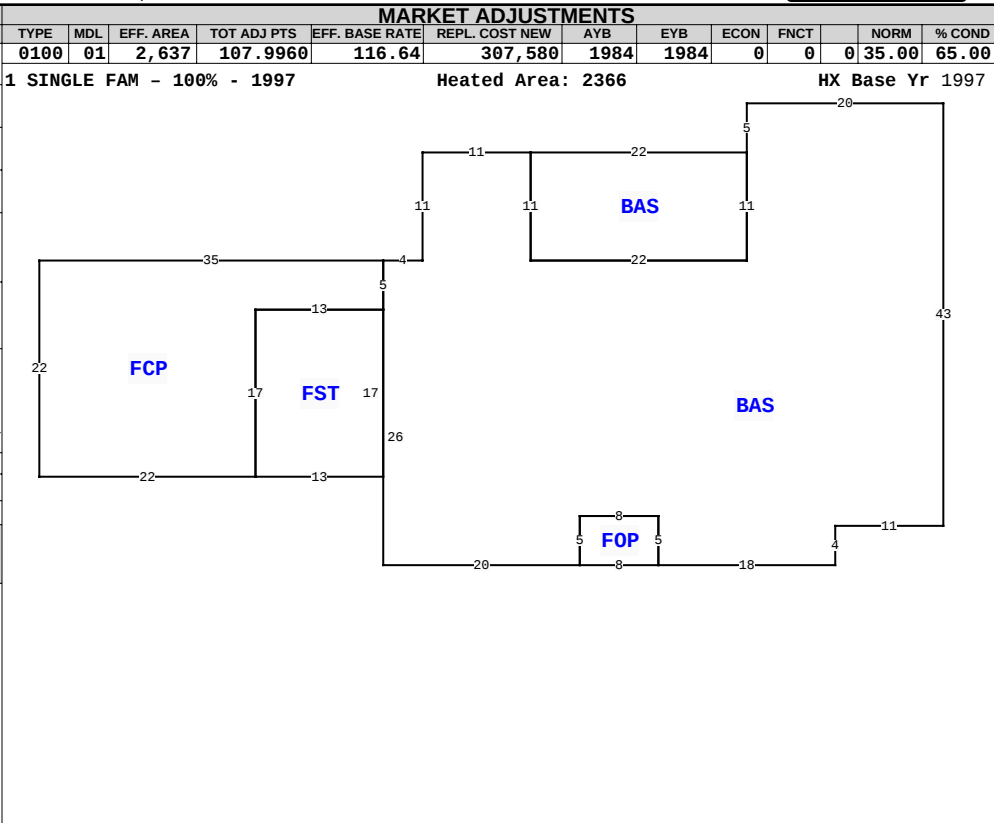
EXTRA FEATURES

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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0252	LEAN-TO W/	0	100	14	40	560.00	UT	3.00	3.00	100	2006	2006	3	100	1,680	
3	0030	BARN, MT	0	100	20	40	1.00	UT	0.00	0.00	100	2001	2001	3	100	5,600	
4	0252	LEAN-TO W/	0	100	14	40	560.00	UT	3.00	3.00	100	2006	2006	3	100	1,680	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		95	5,700	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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					10.84	AC		1.00	1.00	1.00	9,000.00	9,000.00	97,560							

REVIEW DATE 08/22/2024 BY TW



519 SW DUCKETT CT, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,927
TOTAL MARKET OB/XF VALUE		22,760
TOTAL LAND VALUE - MARKET		97,560
TOTAL MARKET VALUE		320,247
SOH/AGL Deduction		77,239
ASSESSED VALUE		243,008
TOTAL EXEMPTION VALUE	HX HB 13	243,008
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		320,247
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050604	Electrical Servic	0	08/21/2024
000041757	Roof Replacement	19,298	04/16/2021
18166	PUMP/UTPOL	30	04/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/0005	10/15/2004	QC	Q	V	01	100
GRANTOR: MICHAEL I & BONNIE BO						
GRANTEE: KENNETH M & VICKI I						
1029/1732	10/15/2004	QC	Q	V	03	100
GRANTOR: MICHAEL & BONNIE BOWE						
GRANTEE: KENNETH & VICKI BOW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S5 BAS= W22 S11 E22N11\$ S11 W22 N11 W11 S11 W4 FCP= W35 S22 E22 N17 E13 N5 \$S5 FST= W13 S17 E13 N17\$ S26 E20 FOP= E8 N5 W8 S5\$ N5 E8 S5 E18 N4 E11 N43\$.

Total Acres: 10.84 Total Land Value: 97,560

Market: 0

Agricultural: 0

Common: 97,560

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