

COMM SW COR OF SE1/4, RUN N
383.97 FT FOR POB, CONT N
328.53 FT, E 145 FT, S 328.53

PARRA IGNACIO BARBOSA
206 SW DUCKETT CT
LAKE CITY, FL 32024

2026

06-4S-16-02788-008



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 50			
Interior Floo	15	HARDTILE 50			
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	1,801	100		1,801	166,343
FGR	462	55		254	23,460
FOP	126	30		38	3,510
USP	264	35		92	8,497
TOTALS	2,653			2,185	201,810

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,185	108.1550	121.13	264,669	1988	2006		0	0	23.75	76.25
1 SINGLE FAM 100% - 2020 Heated Area: 1801 HX Base Yr 2020												
206 SW DUCKETT CT, LAKE CITY												
						BLD DATE					LGL DATE	
						XF DATE					LAND DATE	04/07/2025
						INC DATE					AG DATE	MLU

EXTRA FEATURES						206 SW DUCKETT CT, LAKE CITY				INC DATE					AG DATE			
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	800		
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400		
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000		
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800		
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000		
6	0030	BARN, MT	0	100	20	30	1.00	UT	9,000.00	9,000.00	100	2024	2023		100	9,000		
7	0252	LEAN-TO W/	0	100	6	30	1.00	UT	1,260.00	1,260.00	100	2024	2023		100	1,260		