

COMM SW COR OF SE1/4, RUN N
1698.07 FT FOR POB, CONT N
328.52 FT, E 145 FT, S 328.52

SZYMANSKI CHRIS J
470 SW DUCKETT CT
LAKE CITY, FL 32024

2025

06-4S-16-02788-011



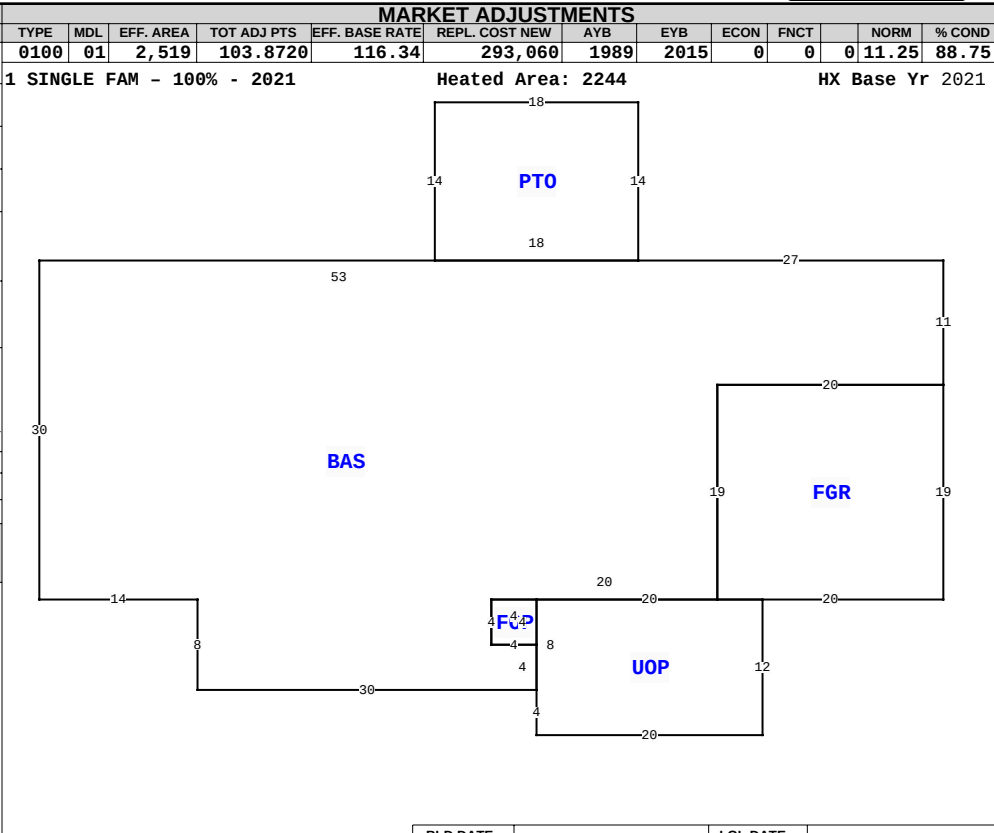
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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		01
NEIGHBORHOOD/LOC	6416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100		2,244	231,697
FGR	380	55		209	21,580
FOP	16	30		5	517
PTO	252	5		13	1,342
UOP	240	20		48	4,956
TOTALS	3,132			2,519	260,091

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0210	GARAGE U	0	100	0	0	0	1,200.00	UT 10.00
2	0166	CONC, PAVMT	0	100	0	0	0	1.00	UT 0.00
3	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.09



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		260,091	
TOTAL MARKET OB/XF VALUE		16,000	
TOTAL LAND VALUE - MARKET		19,620	
TOTAL MARKET VALUE		295,711	
SOH/AGL Deduction		50,309	
ASSESSED VALUE		245,402	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		194,680	
TOTAL JUST VALUE		295,711	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,622	

SALE:3:1:			
SALE:2:1:			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1422/2421	10/26/2020	WD	Q	I	01	225,000	
GRANTOR: MATTHEW DARBY & STEPH							
GRANTEE: CHRIS J SZYMANSKI							
1334/1432	4/10/2017	WD	Q	I	01	169,000	
GRANTOR: CATHERINE TROGLEN							
GRANTEE: MATTHEW DARBY & STE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W27 PTO= N14 W18 S14 E18\$ W53 S30 E14 S8 E30 UOP= S4 E20 N12 W20 S8\$ N4 FOP= N4W4 S4 E4\$ W4 N4 E20 FGR= E20 N19 W20 S19\$ N19 E20 N11\$.									