COMM SW COR OF SE1/4, RUN E E 20 FT TO N R/W R/W CR 252, N ALONG E 398.13 FT FOR POB, CONT E 187.

EHRLER LORENZ O/EHRLER VICTORIA
345 SW DUCKETT CT
LAKE CITY, FL 32024

2026

06-4S-16-02788-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

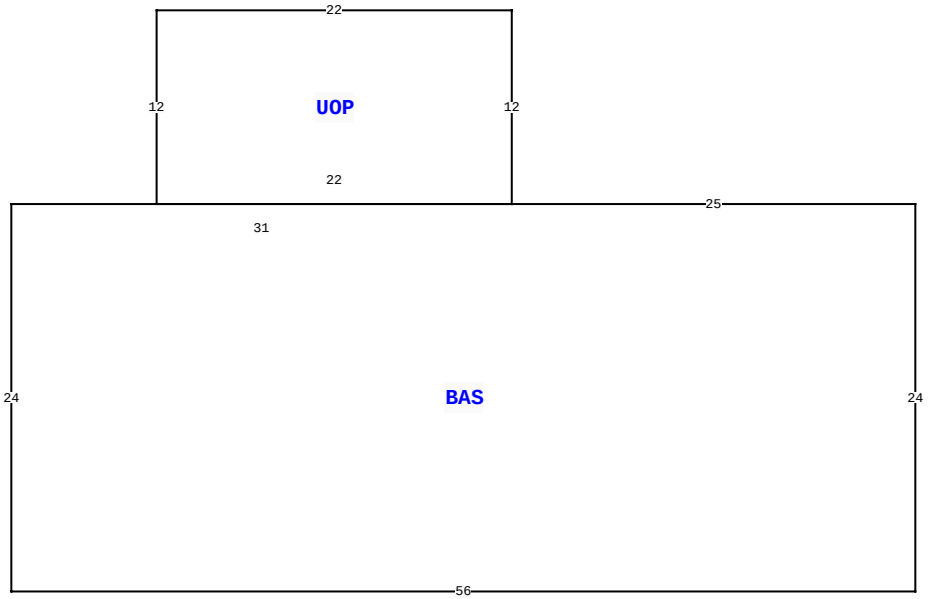
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
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	1,344	100		1,344	37,385
UOP	264	25		66	1,836
TOTALS	1,608			1,410	39,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,410	115.9000	69.54	98,051	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2002 Heated Area: 1344 HX Base Yr 2002



345 SW DUCKETT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		281,035
TOTAL MARKET OB/XF VALUE		11,400
TOTAL LAND VALUE - MARKET		83,625
TOTAL MARKET VALUE		310,658
SOH/AGL Deduction		104,526
ASSESSED VALUE		206,132
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,410
TOTAL JUST VALUE		376,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049997	Right-of-Way Acce		05/30/2024
000049938	Roof Replacement	25,722	05/23/2024
20395	SFR	320	02/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0947/1303	2/19/2002	WD	Q	V	01	100
GRANTOR: HELMY EHRLER						
GRANTEE: LORENZ & VICTORIA E						
0938/2474	10/29/2001	WD	Q	V	01	100
GRANTOR: HELMY EHRLER						
GRANTEE: LORENZ & VICTORIA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N12 W22 S12 E22$ W31 S24 E56 N24$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,400

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	445.00	445.00	1,784							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.14	AC		1.00	1.00	1.00	280.00	280.00	1,439							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.15	AC		1.00	1.00	1.00	7,500.00	7,500.00	68,625							

REVIEW DATE 06/24/2024 BY JS Total Acres: 11.15 Total Land Value: 18,223 Market: 68,625 Agricultural: 3,223 Common: 15,000 PRINTED 11/07/2025 BY SYS

COMM SW COR OF SE1/4, RUN E E 20 FT TO N R/W R/W CR 252, N ALONG E 398.13 FT FOR POB, CONT E 187.

EHRLER LORENZ O/EHRLER VICTORIA
345 SW DUCKETT CT
LAKE CITY, FL 32024

2026

06-4S-16-02788-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

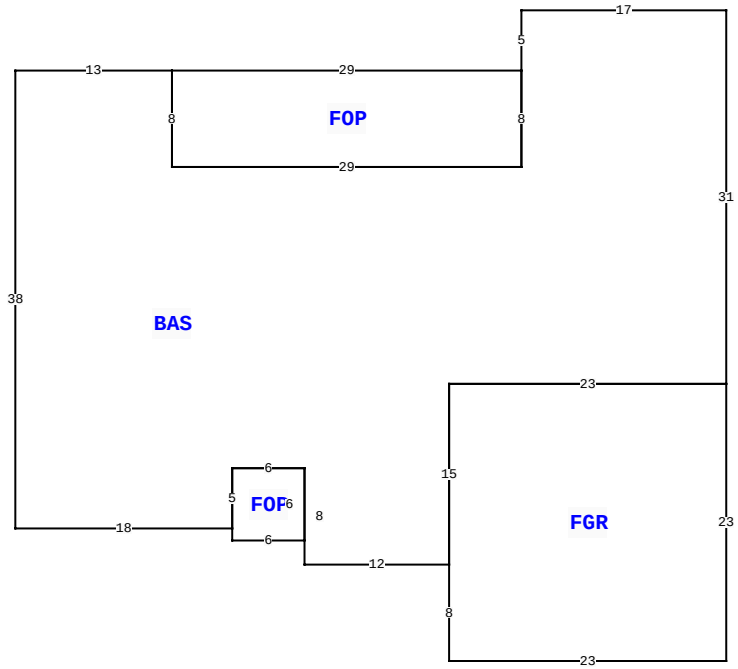
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	5000	IMPROVED AG
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	1,825	100		1,825	200,870
FGR	529	55		291	32,029
FOP	36	30		11	1,211
FOP	232	30		70	7,705
TOTALS	2,622			2,197	241,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,197	125.9874	141.11	310,019	2003	2003	0	0	0	22.00	78.00

2 SINGLE FAM 100% - 2002 Heated Area: 1825 HX Base Yr 2002



345 SW DUCKETT CT, LAKE CITY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: HELMY EHRLER						
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0938/2474	10/29/2001	WD	Q	V	01	100
GRANTOR: HELMY EHRLER						
GRANTEE: LORENZ & VICTORIA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S5 FOP= W29 S8 E29 N8$ S8 W29 N8 W13 S38 E18 FOP= S1 E6 N6 W6 S5$ N5 E6 S8 E12 FGR= S8 E23 N23 W23 S15$ N15 E23 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/24/2024 BY JS Total Acres: 11.15 Total Land Value: 18,223 Market: 68,625 Agricultural: 3,223 Common: 15,000 PRINTED 11/07/2025 BY SYS