COMM NW COR OF NW1/4 OF SE1/4, R
S 362.62 FT, E 477.20 FT FOR POB
FT, N 150.40 FT, W 181.01 FT, S

NASH DOROTHY
537 SW DUCKETT CT
LAKE CITY, FL 32024

2026

06-4S-16-02788-029

COLUMBIA COUNTY PROPERTY

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 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
Quality	05	05

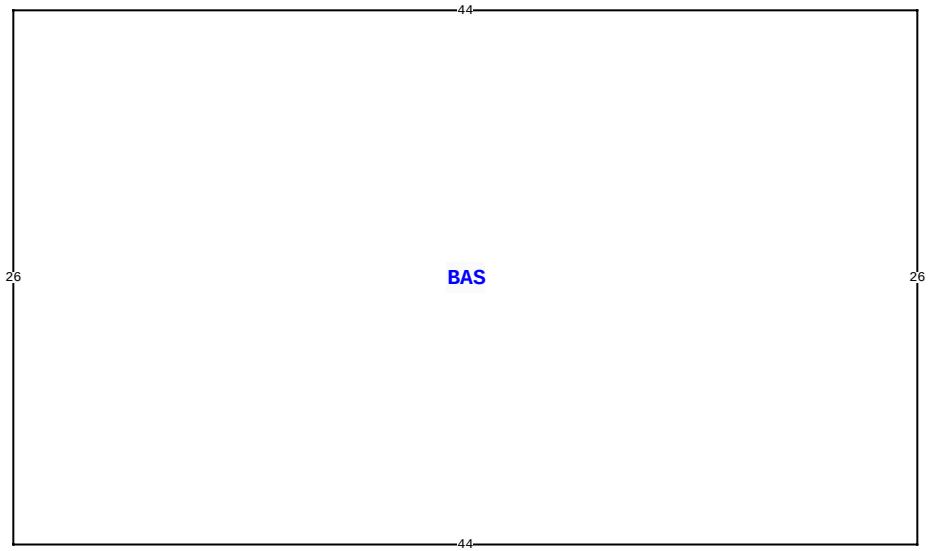
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	71,043
TOTALS	1,144			1,144	71,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,144	113.9000	107.07	122,488	2009	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2009 Heated Area: 1144 HX Base Yr 2009



537 SW DUCKETT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		71,043
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		9,450
TOTAL MARKET VALUE		83,493
SOH/AGL Deduction		34,683
ASSESSED VALUE		48,810
TOTAL EXEMPTION VALUE	HX HB SX	48,810
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		83,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046377	Remodel	15,288	01/26/2023
000046219	Roof Replacement	7,042	01/09/2023
27303	M H	421	08/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1155/1890	7/31/2008	WD	Q	V	01	100

GRANTOR: RAY & DOTTIE SHAW

GRANTEE: DOROTHY NASH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	100		A-1	0.00	0.00	0.63	AC		1.00	1.00	1.00	15,000.00	15,000.00	9,450							

REVIEW DATE 08/01/2023 BY JB Total Acres: 0.63 Total Land Value: 9,450 Market: 0 Agricultural: 0 Common: 9,450 PRINTED 11/06/2025 BY SYS