

BEG NW COR OF SE1/4 OF SW1/4,
RUN E 1213.22 FT, S 295.63
FT, W'LY 1216.24 FT TO W LINE

HORNE JANICE DURENDA
372 NE FOUR SEASONS DR
LAKE CITY, FL 32055

2026

10-3S-18-10269-043



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3														
Exterior Wall	05	AVERAGE 100	0100	01	3,348	102.2438	114.51	383,379	1982	1982	0	0	35.00	65.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0													Heated Area: 2520 HX Base Yr													
Roof Cover	12	MODULAR MT 100															Tax Group: 3 Tax Dist:								249,196				
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE								22,746				
Interior Floo	14	CARPET 70															TOTAL MARKET OB/XF VALUE								12,906				
Interior Floo	06	VINYL ASB 30															TOTAL LAND VALUE - MARKET								284,848				
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE								122,116				
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction								162,732																		
Bedrooms	2	100	TOTAL EXEMPTION VALUE								50,722																		
Bathrooms	1.5	100	BASE TAXABLE VALUE								112,010																		
Frame	01	NONE 100	TOTAL JUST VALUE								284,848																		
Stories	2.	100	NCON VALUE								0																		
Architectual	05	CONV 100	INCOME VALUE								284,848																		
Units	0	100	PREVIOUS YEAR MKT VALUE								284,848																		
Condition Adj	03	100																											
Kitchen Adjus	01	100																											
Quality	05	05																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA															05												
NEIGHBORHOOD/LOC			10318.010 1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	960	100		960	71,455																								
FEP	576	80		461	34,313																								
FOP	120	30		36	2,679																								
FSP	240	40		96	7,145																								
FUS	1,080	100		1,080	80,386																								
SFB	480	80		384	28,582																								
UCP	600	20		120	8,932																								
UOP	480	20		96	7,145																								
UOP	576	20		115	8,560																								
TOTALS	5,112			3,348	249,196																								
EXTRA FEATURES						372 NE FOUR SEASONS DR, LAKE CITY																							
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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150													
2	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	200													
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336													
4	0166	CONC, PAVMT	0	100	0	0	640.00	UT	1.50	1.50	100	1995	1995	3	100	960													
5	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1995	1995	3	40	5,100													
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200													
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50													
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600													
9	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100													
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50													
LAND DESCRIPTION						TOTAL OB/XF 22,746																							
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		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	5,400.00	5,400.00	10,800												
2	9630	C	SWAMP	100		00	0.00	0.00	7.80	AC		1.00	1.00	1.00	270.00	270.00	2,106												
REVIEW DATE 09/22/2015 BY DF Total Acres: 9.80 Total Land Value: 12,906 Market: 0 Agricultural: 0 Common: 12,906 PRINTED 11/20/2025 BY SYS																													