S1/2 OF S1/2 OF SW1/4 OF NW1/4 E
670.24 FT EX 1.01 AC DESC IN QC

**DURANTY TRACY A**
554 SW NUGGET WAY
LAKE CITY, FL 32024

**2026**

**11-4S-15-00335-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

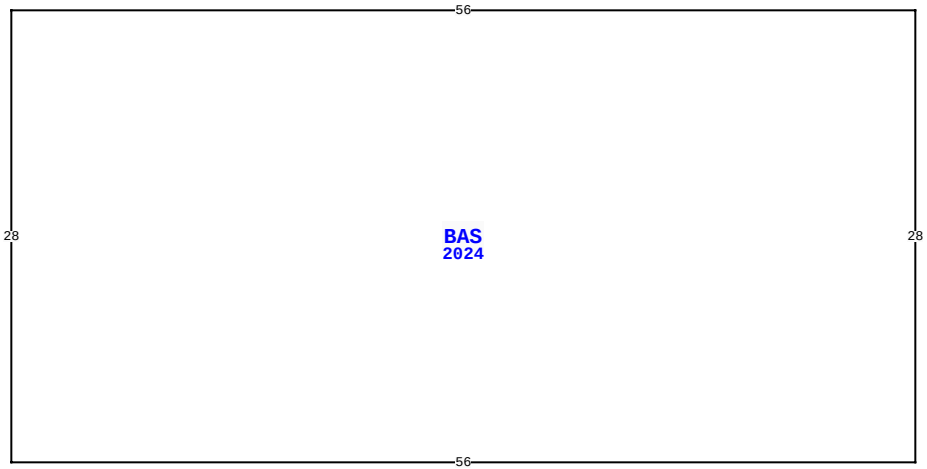
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 11415.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,568 | 100 | 2024 | 1,568 | 179,633 |
| TOTALS | 1,568 | | | 1,568 | 179,633 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0203 | 02 | 1,568 | 113.5000 | 116.90 | 183,299 | 2024 | 2024 | 0 | 0 | 0 | 2.00 | 98.00 |

1 MANUF 3 100% - 2024 Heated Area: 1568 HX Base Yr 2024




554 SW NUGGET WAY, LAKE CITY

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 179,633 |
| TOTAL MARKET OB/XF VALUE | | 7,000 |
| TOTAL LAND VALUE - MARKET | | 36,000 |
| TOTAL MARKET VALUE | | 222,633 |
| SOH/AGL Deduction | | 3,962 |
| ASSESSED VALUE | | 218,671 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 167,949 |
| TOTAL JUST VALUE | | 222,633 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 222,633 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048328 | Mobile Home | | 10/03/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1522/2708 | 9/04/2024 | WD | U | I | 34 | 100 |
| GRANTOR: KELLY TERRY M | | | | | | |
| GRANTEE: DURANTY TRACY A | | | | | | |
| 1480/291 | 10/24/2022 | AG | U | I | 21 | 0 |
| GRANTOR: KELLY TERRY M | | | | | | |
| GRANTEE: DURANTY TRACY A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=15,16] E56 S28 W56 N28 $
.

## 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 | 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 7,000

| 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 | 6.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 36,000 | | | | | | | |

REVIEW DATE 03/14/2024 BY JB Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 09/30/2025 BY SYS