

COMM NE COR OF SE1/4 OF SW1/4, R
W 417.27 FT, SW 420.81 FT, W 370
CONT W 299.76 FT, NW 120.83 FT,

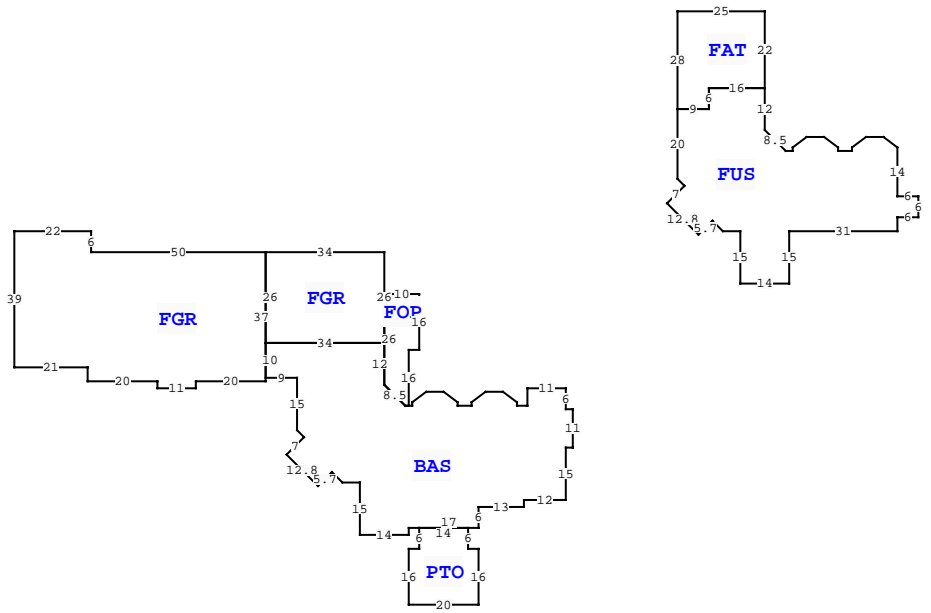
FORT BRUCE H JR/FORT JACALYN A
385 SE NATURE DR
LAKE CITY, FL 32025

2025

11-4S-17-08320-107

ELEMENT		CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	5.5	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Architectual	05	CONV	100
Units	0	100	
Condition Adj	03	100	
Kitchen Adjus	01	01 100	
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,015	100	
FAT	604	20	
FGR	884	55	
FGR	2,734	55	
FOP	254	30	
FUS	2,174	100	
PTO	404	5	
TOTALS	10,069		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	EXCEPT SFR	- 100%	- 2023		Heated Area: 5189					HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		888,674	
TOTAL MARKET OB/XF VALUE		37,950	
TOTAL LAND VALUE - MARKET		71,535	
TOTAL MARKET VALUE		998,159	
SOH/AGL Deduction		200,571	
ASSESSED VALUE		797,588	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		746,866	
TOTAL JUST VALUE		998,159	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		931,085	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049640	Remodel	29,100	04/16/2024
000041487	Roof Replacement	50,000	03/09/2021
32720	POOL	300	02/20/2015
15394	SFR	695	04/15/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/2737	9/21/2022	WD Q	Q	I	01	950,000
GRANTOR: MCDANIEL PAUL						
GRANTEE: FORT BRUCE H JR						
1475/2733	9/15/2022	WD U	U	I	11	100
GRANTOR: REED DON						
GRANTEE: MCDANIEL PAUL						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
385 SE NATURE DR, LAKE CITY					04/07/2025	MLU	

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	0170	FPLC 2STRY	0	100	0	1.00	UT	2,750.00	2,750.00	100	2000	2000	3	100	2,750	
2	0166	CONC, PAVMT	0	100	0	3,840.00	UT	1.50	1.50	100	2000	2000	3	100	5,760	
3	0294	SHED WOOD/	0	100	64	23	UT	20.00	20.00	100	0	0	3	100	29,440	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W11 S5 W3 N1 U3 L4 W5 L4 D3 S1 W4 N1 U3 L4 W5 L4 D3 S1 W1 FOP= N16 E3 N16 W10 S26 D6 R6 E1\$ W1 L6 U6 N12
 FGR= N26 W34 FGR= W50 N6 W22 S39 E21 S4 E20 S2 E11 N2 E20
 N37\$ S26 E34 \$ W34 S10 E9 S15 R2 D2 L5 D5 D9 R9 R4 U4 D3 R3 E5 S15 E14 N2 E3 PTO= S6 W3 S16 E20 N16 W3 N6 W14\$ E17
 N6 E13 N2 E12 N15 E2 N11 W2 N6\$ PTR= N30 E50 FUS= E14 N15 E31 N4 E6 N6 W6 N14 U3 L4 W5 L4 D3 S1 W4 N1 U3 L4 W5 L4 D3 S1 W2 L6 U6 N12 FAT= N22 W25 S28 E9 N6 E16\$ W16 S6 W9 S20 R2 D2 L5 D5 D9 R9 R4 U4 D3 R3 E5 S15\$ S30 W50\$.

LAND DESCRIPTION		TOTAL OB/XF															37,950							
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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	47,595							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.52	AC		1.00	1.00	1.00	9,500.00	9,500.00	23,940							