

DOUGLASS BENJAMIN B/DOUGLASS TONI J
134 SE CLARENCE CT
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Architectural Units

Condition Adj

Kitchen Adjus

12 CEDAR 100

08 IRREGULAR 100

03 COMP SHNGL 100

05 DRYWALL 100

13 LAM/VNLPLK 80

15 HARDTILE 20

03 CENTRAL 100

04 AIR DUCTED 100

3 100
2 100

01 NONE 100

1.5 1.5 100

05 CONV 100

0 100

04 04 100

01 01 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

05 05

0100 SINGLE FAMILY

MKT AREA02

11517.0101.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FSP

FST

FUS

UOP

1,131

64

128

546

42

100

40

55

100

20

1,131

26

70

546

8

110,883

2,549

6,863

53,529

785

TOTALS

1,911

1,781

174,608

EXTRA FEATURES

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 0294 SHED WOOD/

0 100 0 0

1.00 UT 0.00

0.00 100 2017 2017 3 100

200

2 0296 SHED METAL

0 100 0 0

1.00 UT 0.00

0.00 100 2017 2017 3 100

100

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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

114.00 300.00

1.00 LT

1.00

1.00 1.00

15,000.00 15,000.00

15,000

REVIEW DATE

12/21/2021

BY

CP

Total Acres: 0.79

Total Land Value: 15,000

Market: 0

Agricultural: 0

Common: 15,000

PRINTED 11/18/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDDOR

0100 01

1,781

134.6730

150.83

268,628

1990

1990

0

0

0 35.00

65.00

1 SINGLE FAM

100% - 2023

Heated Area: 1677

HX Base Yr 2023

39

14

FUS

14

39

8

8

16

FST

16

8

8

23

29

22

17

6

7

UOP

6

7

BLD DATE

XF DATE

INC DATE

YEAR

Q

% COND

OB/XF MKT VALUE

NOTES

03/17/2022

MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

3

VALUATION SUMMARY

VALUATION BY

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

174,608

300

15,000

189,908

2,273

187,635

50,722

136,913

189,908

0

192,594

SALE:1:1: DOT - WANTED TO SELL AND TOOK LESS

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V / I

RSN CD

SALE PRICE

1454/2483

12/10/2021

WD Q

I

01

215,000

GRANTOR: WILLIAMS CHARLES E

GRANTEE: DOUGLASS BENJAMIN B

1317/2653

7/01/2016

WD Q

I

01

99,900

GRANTOR: ROBERT R & HAZEL A SO

GRANTEE: CHARLES E & BRENDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S29 E17 E22 N20 N9 W8 W8 \$

FUS=[ORIG=0,-30] N14 W39 S14 E39 \$

FST=[ORIG=16,0] N16 W8 S16 E8 \$

UOP=[ORIG=-6,29] S6 E7 N6 W7 \$

FSP=[ORIG=8,-8] W8 S8 E8 N8 \$

.