COMM SW COR OF SW1/4 OF NE1/4, N
R/W OF RD, SE ALONG R/W 715.42 F
NW 152.22 FT FOR POB, SW 303.32

DUNCAN DIANE E
213 NW GLEASON DR, APT 101
LAKE CITY, FL 32055

2026

14-4S-17-08353-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,900
TOTAL MARKET VALUE	15,900
SOH/AGL Deduction	0
ASSESSED VALUE	15,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,900
TOTAL JUST VALUE	15,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/15/2022 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1489/213	4/18/2023	LE	U	V	14	100
GRANTOR: DUNCAN DIANE E						
GRANTEE: DUNCAN DIANE E (ENH						
1410/1877	4/28/2020	LE	U	V	14	100
GRANTOR: DIANE E DUNCAN (ENH L						
GRANTEE: BURTON H DUNCAN & J						

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

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,900							

REVIEW DATE 03/15/2022 BY MLU Total Acres: 1.06 Total Land Value: 15,900 Market: 0 Agricultural: 0 Common: 15,900 PRINTED 11/20/2025 BY SYS