COMM 768.48 FT N OF SE COR OF SE
FT TO W R/W DOUBLE RUN RD FOR PO
FT, N 398.70 FT, E 196.80 FT, SE

WARD BRANDAN
1364 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2026

17-3S-17-04970-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

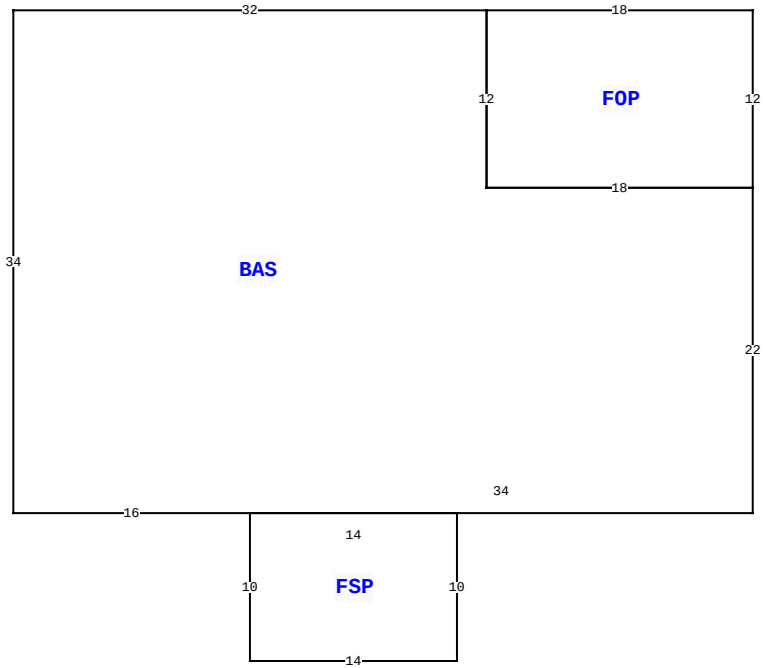
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100		1,484	70,175
FOP	216	30		65	3,074
FSP	140	40		56	2,648
TOTALS	1,840			1,605	75,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,605	64.9539	72.75	116,764	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1484 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

1364 NE DOUBLE RUN RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		75,897
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		27,000
TOTAL MARKET VALUE		104,297
SOH/AGL Deduction		8,600
ASSESSED VALUE		95,697
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,975
TOTAL JUST VALUE		104,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,297

SALE:2:1: 3 ACRES WITH IMP

SALE:1:1: WD REPL AG

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1377/0438	1/25/2019	WD	U	I	11	100
GRANTOR: NICOLETTE LYNN REGIST						
GRANTEE: BRANDAN WARD						
1328/1727	1/05/2017	QC	U	I	11	100
GRANTOR: JERRY JAMES REGISTER						
GRANTEE: JERRY JAMES & NICOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S34 E16 FSP= S10 E14 N10 W14$ E34 N22 FOP= N12 W18 S12 E18$ W18 N12$.

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	0040	BARN,POLE	0	100	20	40	800.00	UT	1.75	1.75	100	0	0	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	0100	C	SFR	100			0.00	0.00	3.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,000							

REVIEW DATE 08/18/2015 BY DF Total Acres: 3.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 10/06/2025 BY SYS