

COMM NW COR OF NW1/4 OF SE1/4, R
E 100 FT, N 358.60 FT, E 654.41
E 419.72 FT TO W R/W US-441, S A

DURRANCE WILLIAM D/DURRANCE KATHLEEN
8072 N US HIGHWAY 441
LAKE CITY, FL 32055-9727

2026

20-2S-17-04741-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

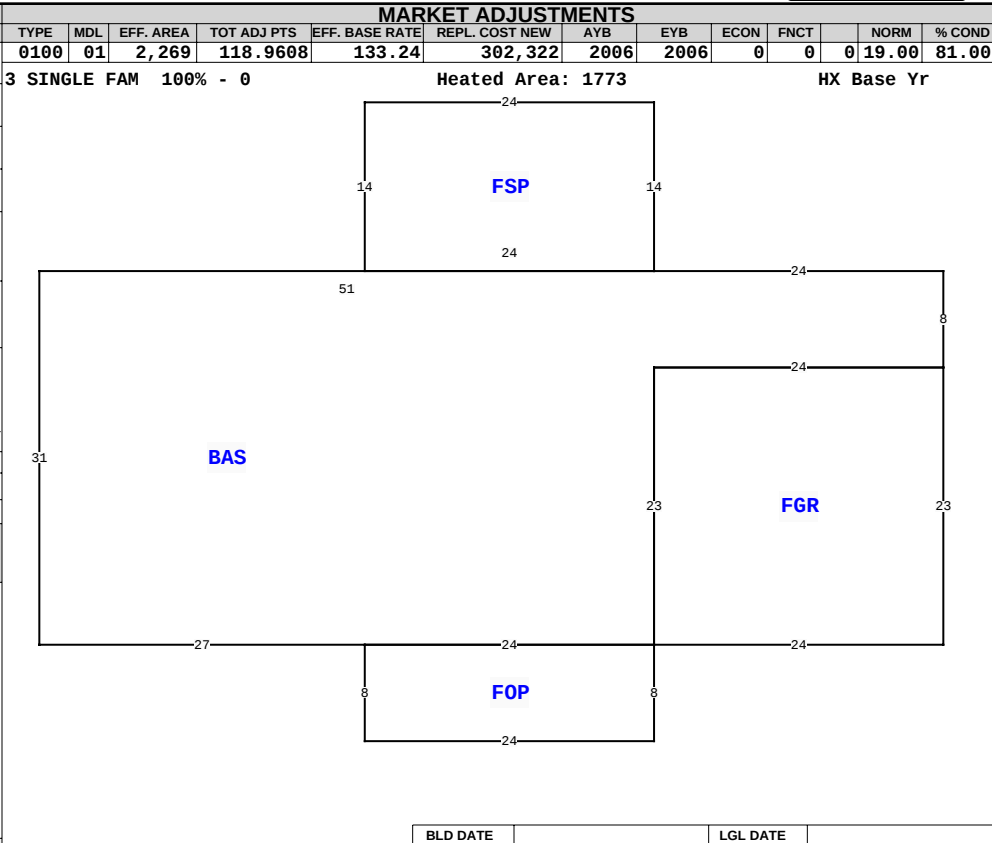
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		03
NEIGHBORHOOD/LOC	20217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100		1,773	191,350
FGR	552	55		304	32,809
FOP	192	30		58	6,260
FSP	336	40		134	14,462
TOTALS	2,853			2,269	244,881

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	858.00	UT	2.50	2.50
2	0031	BARN, MT AE	0 100	0	0	1.00	UT	0.00	0.00
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

REVIEW DATE 08/04/2015 BY DF



8072 N US HIGHWAY 441 , LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/21/2025 MLU									

TOTAL OB/XF									
4,039									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

Total Acres: 1.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		244,881	
TOTAL MARKET OB/XF VALUE		4,039	
TOTAL LAND VALUE - MARKET		9,500	
TOTAL MARKET VALUE		258,420	
SOH/AGL Deduction		77,914	
ASSESSED VALUE		180,506	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		129,784	
TOTAL JUST VALUE		258,420	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,443	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23880	SFR	491	11/21/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1508/1878	2/21/2024	LE U	I	I	14	100	
GRANTOR: DURRANCE WILLIAM D (E							
GRANTEE: DURRANCE WILLIAM D							
1192/0577	4/02/2010	WD U	I	I	11	100	
GRANTOR: WILLIAM D DURRANCE							
GRANTEE: WILLIAM D DURRANCE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 FSP= N14 W24 S14 E24\$ W51 S31 E27 FOP= S8 E24 N8 W24\$ E24 FGR= E24 N23 W24 S23\$ N23 E24 N8\$.									

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

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