LOTS 1, 7 & 8 BLOCK 1 DOUBLE RUN
317-104, 695-700, 696-579, 847-1

WARREN BENJAMIN W
686 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2026

20-3S-17-05297-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

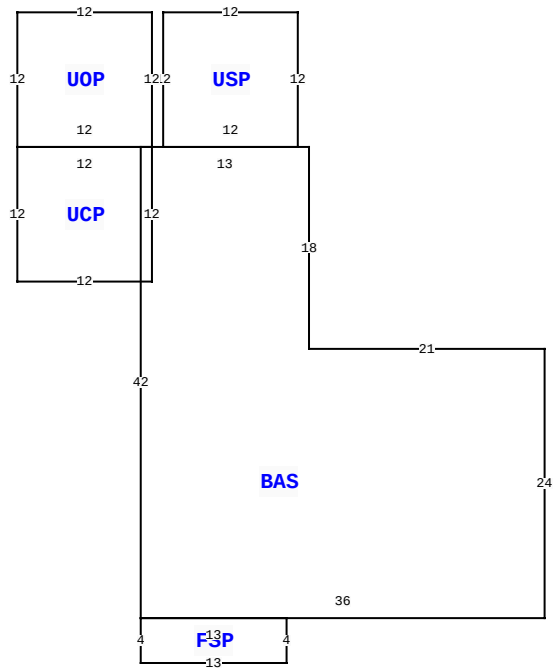
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	01	MINIMUM 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100		1,134	78,516
FSP	52	40		21	1,454
UCP	144	20		29	2,008
UOP	144	20		29	2,008
USP	144	35		50	3,462
TOTALS	1,618			1,263	87,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,263	95.1048	106.52	134,535	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1134 HX Base Yr 2019



686 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		87,448
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		14,810
TOTAL MARKET VALUE		102,858
SOH/AGL Deduction		29,005
ASSESSED VALUE		73,853
TOTAL EXEMPTION VALUE	HX HB	48,853
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		102,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8361	PUMP/UTPOL	30	05/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/1808	9/10/2018	WD	Q	I	01	70,000
GRANTOR: LINDA WALKER						
GRANTEE: BENJAMIN W WARREN						
1183/2055	10/27/2009	QC	U	I	11	100
GRANTOR: GLADYS E DOUBERLY						
GRANTEE: GLADYS E DOUBERLY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N18 W1 USP= N12 W12 S12 E12$ W13 UOP= N12 W12 S12 UCP= S12 E12 N12 W12$ E12$ W1 S42 FSP= S4E13 N4 W13$ E36 N24$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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		00	0.00	0.00	37,026.00	SF		1.00	1.00	0.80	0.50	0.40	14,810							

REVIEW DATE 08/27/2015 BY DF Total Acres: 0.85 Total Land Value: 14,810 Market: 0 Agricultural: 0 Common: 14,810 PRINTED 10/03/2025 BY SYS