LOT 4 HUCKLEBERRY HILL S/D.
901-1135, 1003-920, DC 1074-2306

CLEEK JASON SR/CLEEK TERESACA
262 SE DUANE LN
LAKE CITY, FL 32025

**2026**

**25-4S-17-08739-004**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

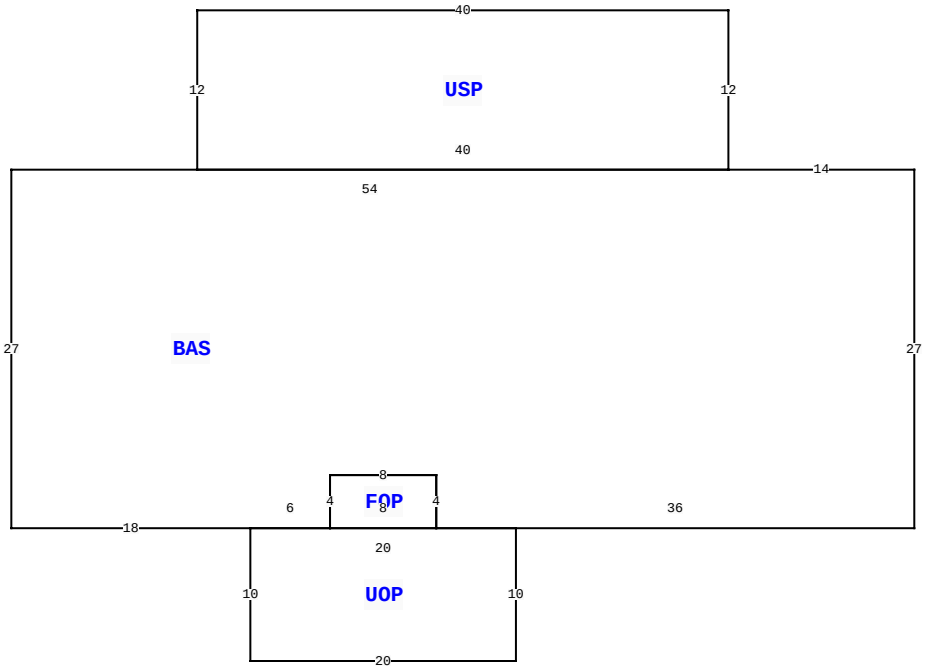
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 25417.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,804 | 100 | | 1,804 | 97,285 |
| FOP | 32 | 35 | | 11 | 593 |
| UOP | 200 | 25 | | 50 | 2,697 |
| USP | 480 | 35 | | 168 | 9,060 |
| TOTALS | 2,516 | | | 2,033 | 109,635 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,033 | 104.3100 | 98.05 | 199,336 | 2003 | 2003 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2024 Heated Area: 1804 HX Base Yr 2024




262 SE DUANE LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 109,635 |
| TOTAL MARKET OB/XF VALUE | | 9,898 |
| TOTAL LAND VALUE - MARKET | | 29,960 |
| TOTAL MARKET VALUE | | 149,493 |
| SOH/AGL Deduction | | 8,774 |
| ASSESSED VALUE | | 140,719 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 89,997 |
| TOTAL JUST VALUE | | 149,493 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 149,493 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21142 | M H | 125 | 10/07/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1490/342 | 5/03/2023 | WD | Q | I | 01 | 139,900 |
| GRANTOR: MOREY ARLENE | | | | | | |
| GRANTEE: CLEEK JASON SR | | | | | | |
| 1003/0920 | 12/09/2003 | WD | U | I | 07 | 25,000 |
| GRANTOR: DLC CATTLE CO INC | | | | | | |
| GRANTEE: MOREY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 W54 S27 E18 E6 N4 E8 S4 E36 N27 $
USP=[ORIG=-14,0] N12 W40 S12 E40 $
UOP=[ORIG=-50,27] S10 E20 N10 W20 $
FOP=[ORIG=-44,27] E8 N4 W8 S4 $
.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2003 | 2003 | 3 | 100 | 1,200 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 18 | 18 | 324.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 648 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 14 | 140.00 | UT | 7.50 | 7.50 | 100 | 2003 | 2003 | 3 | 100 | 1,050 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,898

| 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 | 0200 | C | MBL HM | 100 | | 00 | 0.00 | 0.00 | 2.14 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 29,960 | | | | | | | |

REVIEW DATE 10/09/2023 BY TP Total Acres: 2.14 Total Land Value: 29,960 Market: 0 Agricultural: 0 Common: 29,960 PRINTED 11/19/2025 BY SYS