LOT 5 HUCKLEBERRY HILL S/D.
395-160, 587-379, 690-218, WD 11

SMITH DAVID/SMITH LAURIE
296 SE DUANE LN
LAKE CITY, FL 32025

2026

25-4S-17-08739-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

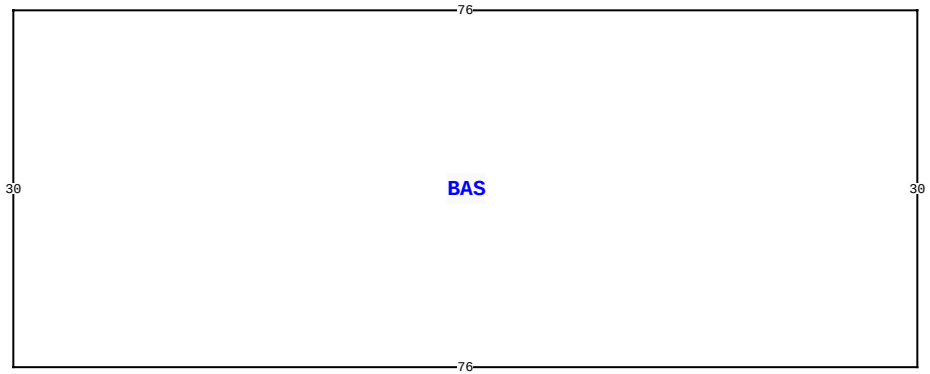
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	84,140
TOTALS	2,280			2,280	84,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	113.9000	68.34	155,815	2008	2007	0	0	0	46.00	54.00

2 MOBILE HME 100% - 2018 Heated Area: 2280 HX Base Yr 2018



296 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		84,140
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		32,480
TOTAL MARKET VALUE		124,820
SOH/AGL Deduction		24,803
ASSESSED VALUE		100,017
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,295
TOTAL JUST VALUE		124,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25969	M H	275	06/28/2007
11722	M H	125	10/03/1996
9136	PUMP/UTPOL	30	12/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/0056	10/16/2017	WD	Q	I	01	95,000
GRANTOR: GUY MARK THURSTON						
GRANTEE: DAVID & LAURIE SMIT						
1346/0055	8/16/2017	WD	U	I	11	0
GRANTOR: JONATHAN BAKER & AMBE						
GRANTEE: GUY MARK THURSTON						

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	2017	2017	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	2.32	AC		1.00	1.00	1.00	14,000.00	14,000.00	32,480							

REVIEW DATE 06/18/2017 BY BC Total Acres: 2.32 Total Land Value: 32,480 Market: 0 Agricultural: 0 Common: 32,480 PRINTED 10/03/2025 BY SYS