LOT 8 HUCKLEBERRY HILL S/D.
ORB 668-571, THUR 574, 848-2298,

SAGE CHARLES E III/SAGE JOAN L
448 SE DUANE LN
LAKE CITY, FL 32025

2026

25-4S-17-08739-008

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

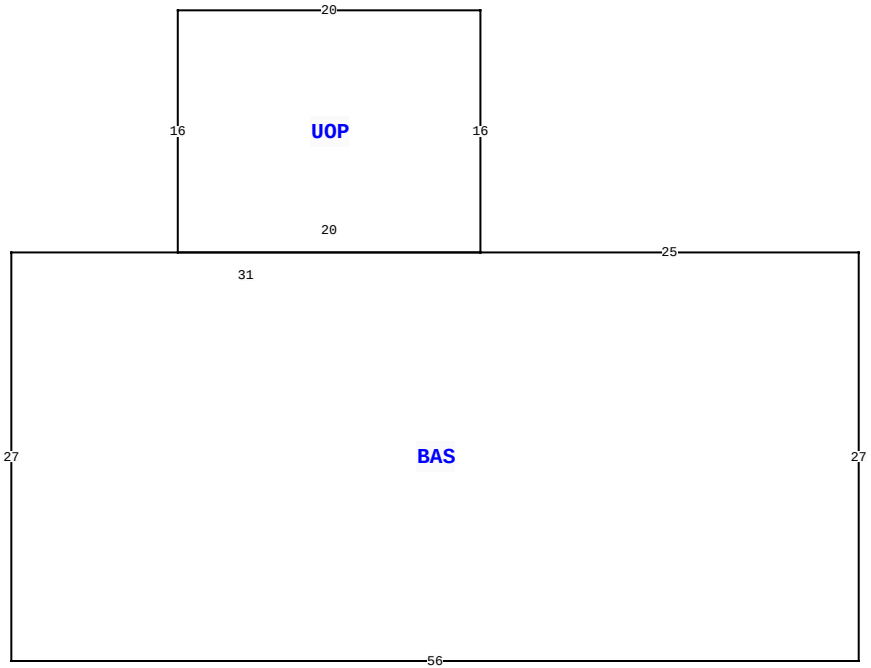
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25417.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	88,258
UOP	320	25		80	4,670
TOTALS	1,832			1,592	92,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,592	112.9000	106.13	168,959	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2014 Heated Area: 1512 HX Base Yr 2014



448 SE DUANE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		92,927
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		35,870
TOTAL MARKET VALUE		135,797
SOH/AGL Deduction		67,027
ASSESSED VALUE		68,770
TOTAL EXEMPTION VALUE	HX HB	43,770
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041829	Roof Replacement	9,531	04/30/2021
28003	M H	421	08/12/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1257/1052	6/27/2013	WD	Q	I	01	71,800
GRANTOR: JERED & LISA LIZOTTE						
GRANTEE: CHARLES E SAGE 111						
1112/1488	2/26/2007	WD	Q	V		65,000
GRANTOR: TIFFANY THOMAS (HEIR						
GRANTEE: JERED & LISA LIZOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N16 W20 S16 E20$ W31 S27 E56 N27$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	4.22	AC		1.00	1.00	1.00	8,500.00	8,500.00	35,870							

REVIEW DATE 06/19/2017 BY BC Total Acres: 4.22 Total Land Value: 35,870 Market: 0 Agricultural: 0 Common: 35,870 PRINTED 11/19/2025 BY SYS