LOTS 20 & 21 HUCKLEBERRY HILL S/
420-320, 461-690,

HARPER JACKIE L
399 SE DUANE LN
LAKE CITY, FL 32025

2026

25-4S-17-08739-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

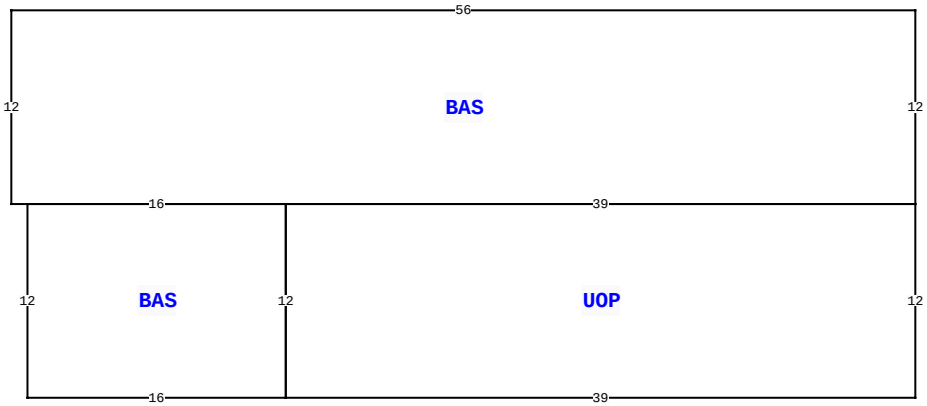
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	192	100		192	4,309
BAS	672	100		672	15,082
UOP	468	25		117	2,626
TOTALS	1,332			981	22,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	981	93.5100	56.11	55,044	1969	1969	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 864 HX Base Yr 2006



399 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		22,018
TOTAL MARKET OB/XF VALUE		14,960
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		64,978
SOH/AGL Deduction		24,217
ASSESSED VALUE		40,761
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,761
TOTAL JUST VALUE		64,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,978

XFOB:1:1: MANAT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13393	PUMP/UTPOL	30	12/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1389/2698	7/26/2019	LE	U	I	14	100

GRANTOR: JACKIE L HARPER
GRANTEE: JACKIE L HARPER (LI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E1 BAS= S12 E16N12 W16$ E16 UOP= S12 E39 N12W39$ E39 N12$.

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	2005	2005	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	100	24	56	1,344.00	UT	2.50	2.50	100	2005	2005	3	100	3,360	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 14,960

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	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 04/07/2025 BY TP Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/17/2025 BY SYS