LOT 22 HUCKLEBERRY HILL S/D.
ORB 515-396, DC 1106-2084

SHEPPARD GLENDA GAIL
375 SE DUANE LANE
LAKE CITY, FL 32025

2026

25-4S-17-08739-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

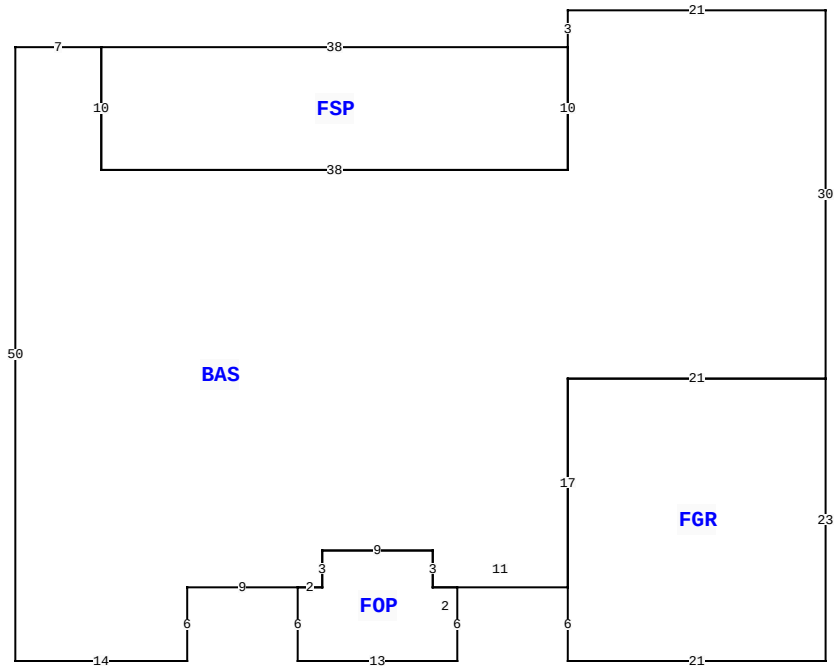
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,287	100		2,287	134,018
FGR	483	55		266	15,588
FOP	105	30		32	1,875
FSP	380	40		152	8,907
TOTALS	3,255			2,737	160,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,737	104.6400	117.20	320,776	1996	1996	0	0	15	35.00	50.00

1 SINGLE FAM 100% - 1997 Heated Area: 2287 HX Base Yr 1997



375 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		160,388
TOTAL MARKET OB/XF VALUE		6,373
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		180,761
SOH/AGL Deduction		59,313
ASSESSED VALUE		121,448
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		15,726
TOTAL JUST VALUE		180,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,761

PRCL:0:14: DR'S LIC & 2019 INCOME TAX. GM

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S3 FSP= W38 S10 E38N10$ S10 W38 N10 W7 S50 E14 N6E9 FOP= S6 E13 N6 W2 N3 W9 S3W2$ E2 N3 E9 S3 E11 FGR= S6 E21 N23 W21 S17$ N17 E21 N30$.

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	0210	GARAGE U	0	100	24	30	1.00	UT	3,600.00	3,600.00	100	1996	1996	3	100	3,600	
2	0166	CONC,PAVMT	0	100	0	0	812.00	UT	1.50	1.50	100	1996	1996	3	100	1,218	
3	0166	CONC,PAVMT	0	100	0	0	903.00	UT	1.50	1.50	100	1996	1996	3	100	1,355	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 6,373

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	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 06/19/2017 BY BC Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 10/17/2025 BY SYS