LOT 3 SOUTHERN EXPOSURES UNR: CO
S1/2 OF SEC, RUN S 738.53 FT FOR
1180.90 FT, S 369.27 FT TO C/L O

STARLING DORA RENE
413 SW DUREN PL
LAKE CITY, FL 32024

2026

25-5S-15-00479-303

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

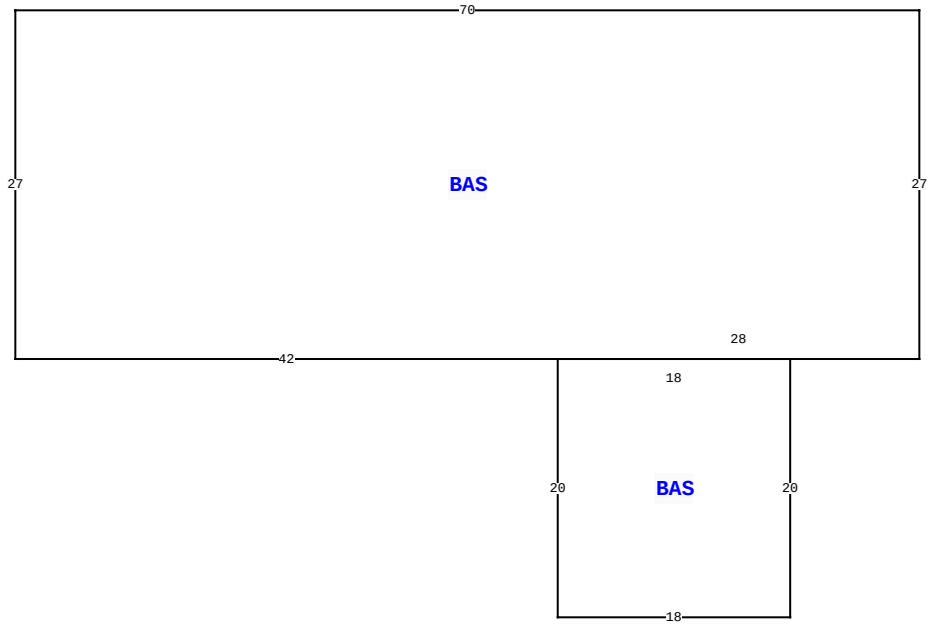
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25515.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	24,077
BAS	1,890	100		1,890	126,403
TOTALS	2,250			2,250	150,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,250	129.3600	121.60	273,600	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 2250 HX Base Yr 2023



413 SW DUREN PL, 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		150,480
TOTAL MARKET OB/XF VALUE		9,300
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		254,875
SOH/AGL Deduction		174,632
ASSESSED VALUE		80,243
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,521
TOTAL JUST VALUE		254,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/1392	3/16/2022	WD	Q	I	01	220,000
GRANTOR: YANG WEIHUA WADE						
GRANTEE: STARLING DORA RENE						
1438/1660	5/11/2021	WD	U	I	12	86,600
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: YANG WEIHUA WADE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S27 E42 BAS= S20 E18 N20 W18$ E28 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,300

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 09/15/2022 BY CP Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/20/2025 BY SYS