LOT 3 & S 50 FT OF LOT 4 HILLSID
284-104, 629-354, 943-1410, DC 9

DUVALL CLARENCE C
261 SW MICHAEL DR
LAKE CITY, FL 32024

2026

30-4S-17-08905-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

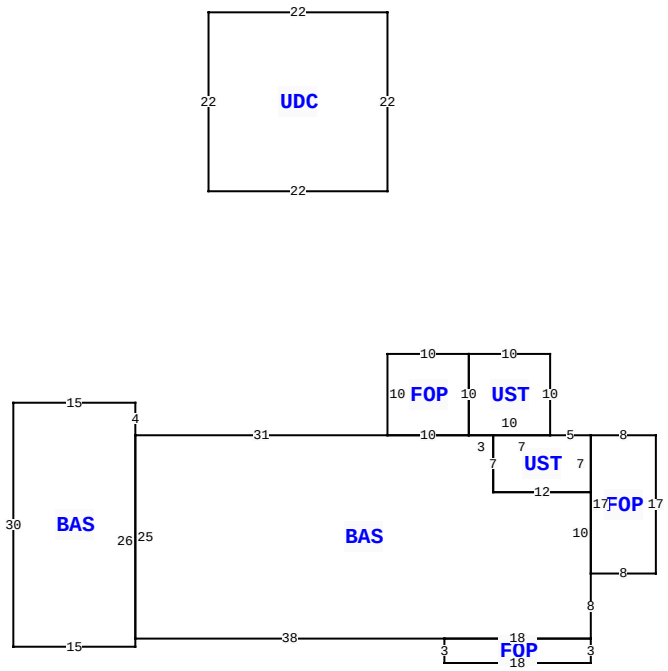
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 06
NEIGHBORHOOD/LOC	30417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100		450	35,718
BAS	1,316	100		1,316	104,453
FOP	54	30		16	1,270
FOP	100	30		30	2,381
FOP	136	30		41	3,255
UDC	484	25		121	9,604
UST	84	45		38	3,016
UST	100	45		45	3,572
TOTALS	2,724			2,057	163,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,057	109.0280	122.11	251,180	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1766 HX Base Yr



261 SW MICHAEL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,267
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		9,250
TOTAL MARKET VALUE		176,117
SOH/AGL Deduction		91,773
ASSESSED VALUE		84,344
TOTAL EXEMPTION VALUE	HX HB SX WR	84,344
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		176,117
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19973	GARAGE	100	09/18/2002
16864	ADDN SFR	95	04/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0629/0354	8/03/1987	WD	U	I		9,000
GRANTOR: BRANSCOME DANIEL						
GRANTEE: DUVALL KATHLEEN L &						
284/104	2/29/1972	WD	U	I	11	0
GRANTOR: DYER FLOYD V						
GRANTEE: BRANSCOME DANIEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 BAS= N4 W15 S30 E15 N26$ S25 E38 FOP= S3E18 N3W18$ E18 N8 FOP= E8 N17 W8 S17$ N10 UST= N7 W5 UST= N10 W10 S10 E10$ W7 S7 E12$ W12 N7 W3 FOP= N10 W10 S10 E10$ W10$ PTR= N30 UDC= N22 W22 S22 E22$ S30$.

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	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	14	50	700.00	UT	2.00	2.00	100	2002	2002	3	100	1,400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250							

REVIEW DATE 11/05/2020 BY JS Total Acres: 0.99 Total Land Value: 9,250 Market: 0 Agricultural: 0 Common: 9,250 PRINTED 11/19/2025 BY SYS