E 40 FT LOT 8 & W 30 FT LOT 9
BLOCK 2 MORNINGSIDE HEIGHTS S/D.

MILLER JENNIFER LYNN/
1381 E DUVAL ST
LAKE CITY, FL 32055

2026

33-3S-17-06391-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

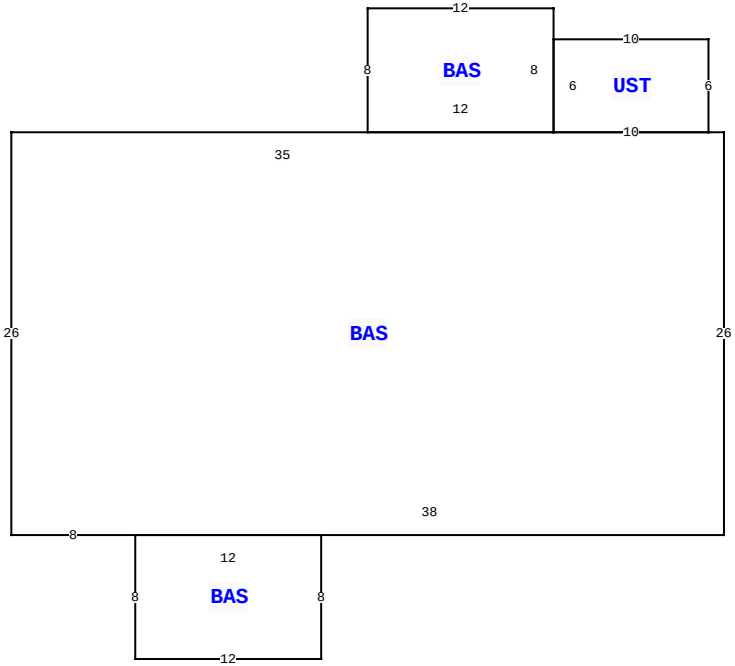
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	5,684
BAS	96	100		96	5,684
BAS	1,196	100		1,196	70,812
UST	60	45		27	1,599
TOTALS	1,448			1,415	83,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,415	96.1200	107.65	152,325	1952	1952	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2021 Heated Area: 1388 HX Base Yr 2021



1381 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		83,779
TOTAL MARKET OB/XF VALUE		16,092
TOTAL LAND VALUE - MARKET		25,200
TOTAL MARKET VALUE		125,071
SOH/AGL Deduction		16,606
ASSESSED VALUE		108,465
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,743
TOTAL JUST VALUE		125,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1324/2683	11/02/2016	QC	U	I	11	100
GRANTOR: ROCKY MITCHELL						
GRANTEE: JENNIFER LYNN MILLE						
1226/2567	11/22/2011	WD	Q	I	01	47,000
GRANTOR: JOCK PHELPS & MEAGAN						
GRANTEE: ROCKY MITCHEL & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 UST= N6 W10 S6 E10$ W10 BAS= N8 W12 S8 E12 $ W35 S26 E8 BAS= S8 E12 N8 W12$ E38 N26$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,800	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	7,500	
4	0166	CONC,PAVMT	0	100	0	0	1,550.00	UT	2.00	2.00	100	2017	2017	3	100	3,100	
5	0166	CONC,PAVMT	0	100	0	0	696.00	UT	2.00	2.00	100	2020	2020	3	100	1,392	

LAND DESCRIPTION

TOTAL OB/XF 16,092

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		CI	70.00	160.00	11,200.00	SF		1.00	1.00	1.00	2.25	2.25	25,200							

REVIEW DATE 05/11/2020 BY JB Total Acres: 0.26 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 09/30/2025 BY SYS