COMM NW COR OF NW1/4 OF SE1/4,
RUN E ALONG S R/W U S HWY 90
927.50 FT, S 105 FT FOR POB,

TODD E W/TODD GINGER
P O BOX 615
LAKE CITY, FL 32056

2026

34-3S-17-06935-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

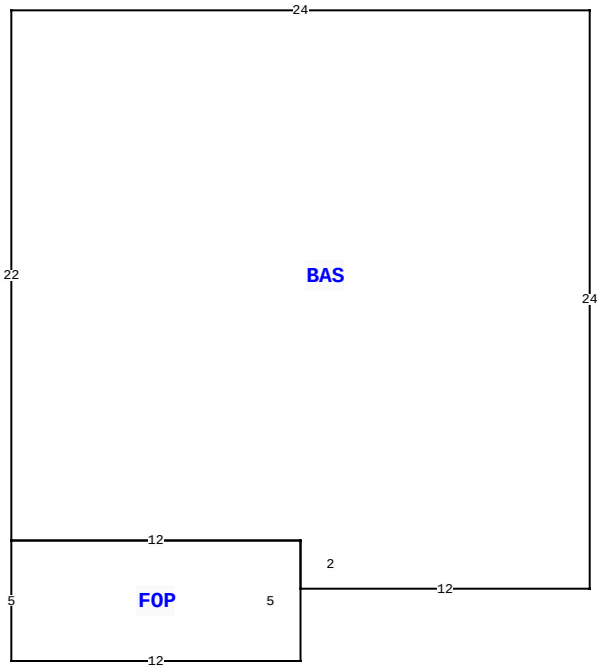
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	30,248
FOP	60	30		18	986
TOTALS	612			570	31,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	570	88.9510	99.63	56,789	1960	1960	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 552 HX Base Yr



2452 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	31,234
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	11,761
TOTAL MARKET VALUE	45,095
SOH/AGL Deduction	0
ASSESSED VALUE	45,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,095
TOTAL JUST VALUE	45,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1098/1661	8/05/2006	QC	Q	I	01	100
GRANTOR: DISH TODAY & SATELLIT						
GRANTEE: E W & GINGER TODD						
1089/0575	6/08/2005	AG	Q	I	01	85,000
GRANTOR: ELISHA & GINGER TODD						
GRANTEE: DISH TODAY & SATELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S22 FOP= S5 E12 N5 W12$E12 S2 E12 N24$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	1700	C	1STORY OFF	0			0.00	0.00	8,712.00	SF		1.00	1.00	1.00	1.35	1.35	11,761							

REVIEW DATE 03/17/2020 BY ME Total Acres: 0.20 Total Land Value: 11,761 Market: 0 Agricultural: 0 Common: 11,761 PRINTED 11/18/2025 BY SYS