COMM NE COR OF NW1/4 OF NE1/4, R
W 559.54 FT FOR POB, RUN W 294 F
FT, W 10.07 FT, S 340 FT, E 298.

MURPHY THOMAS RICHARAD DALTON
3488 NE WASHINGTON ST
LAKE CITY, FL 32025

2026

35-3S-17-07277-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

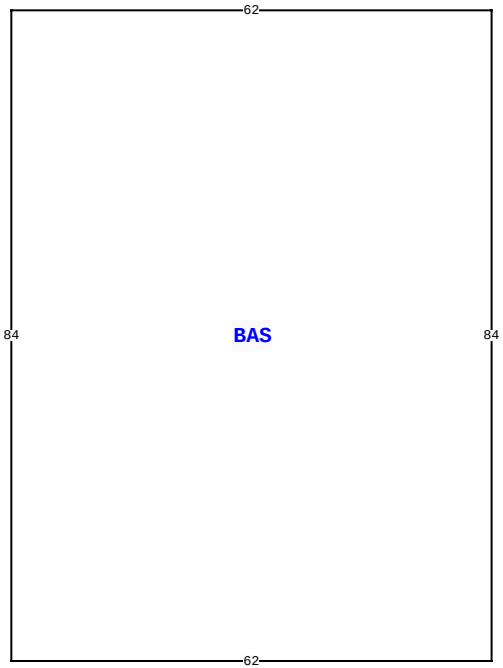
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,208	100		5,208	36,430
TOTALS	5,208			5,208	36,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8700	04	5,208	36.8228	13.99	72,860	1960	1960	0	0	10	40.00	50.00

2 PREF M B A 0% - 2025 Heated Area: 5208 HX Base Yr



3488 NE WASHINGTON 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	36,430
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	46,060
TOTAL MARKET VALUE	86,490
SOH/AGL Deduction	0
ASSESSED VALUE	86,490
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,490
TOTAL JUST VALUE	86,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,490

SALE:1:1: DAUGHTER OF ABOVE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1517/41	6/13/2024	WD	U	I	40	255,000
GRANTOR: DURRANCE JAMES M LIVI						
GRANTEE: MURPHY THOMAS RICHA						
1427/2246	1/28/2020	WD	U	I	11	100
GRANTOR: DURRANCE JAMES M						
GRANTEE: DURRANCE JAMES M LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S84 E62 N84$.

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	2005	2005	3	100	1,500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0296	SHED METAL	0	0	20	8	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0296	SHED METAL	0	0	20	18	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	2500	C	SRVC SHOPS	0		00	0.00	0.00	3.29	AC		1.00	1.00	1.00	14,000.00	14,000.00	46,060							

REVIEW DATE 01/29/2025 BY TP Total Acres: 3.29 Total Land Value: 46,060 Market: 0 Agricultural: 0 Common: 46,060 PRINTED 11/17/2025 BY SYS