

(AKA PRCL "D" DUFFE' S/D UNR):
COMM NE COR OF S1/2 OF NE1/4,
RUN S 773.59 FT, W 857.97 FT

DURHAM KENNETH R/DURHAM REBECCA L
P O BOX 904
LAKE CITY, FL 32056-0904

2026

36-3S-15-00302-104



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 36315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100		2,018	238,425
FGR	576	55		317	37,453
FOP	165	30		50	5,907
FOP	228	30		68	8,034
UST	288	45	2024	130	15,360
TOTALS	3,275			2,583	305,179

EXTRA FEATURES

L N	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	536.00	UT	2.00	2.00	100	2013	2013	3	100	1,072	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,900	
4	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	2019	2019	3	89	31,898	
5	0020	BARN, FR	0 100	20	20	400.00	UT	10.00	10.00	100	2019	2019	3	100	4,000	
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	4,400.00	4,400.00	100	2024	2023		100	4,400	
7	0070	CARPORT UF	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
8	0169	FENCE/WOOD	0 100	0	0	1.00	UT	1,300.00	1,300.00	100	2024	2023		100	1,300	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	10.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	95,400							

REVIEW DATE 07/18/2023 BY KS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	119.8736	134.26	346,794	2013	2013	0	0		12.00	88.00

1 SINGLE FAM 100% - 2014

Heated Area: 2018

HX Base Yr 2014

18

16

16

18

UST
2024

30

28

37

24

24

26

7

4

12

10

3

3

14

35

25

8

FOP

BAS

FOP

FGR

BLD DATE

IGL DATE

307 SW WAVERLY LN, LAKE CITY

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU

TOTAL OB/XF														45,970											
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TOTAL OB/XF														45,970											
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Market: 0 Agricultural: 0 Common: 95,400

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	305,179	
TOTAL MARKET OB/XF VALUE	45,970	
TOTAL LAND VALUE - MARKET	95,400	
TOTAL MARKET VALUE	446,549	
SOH/AGL Deduction	165,074	
ASSESSED VALUE	281,475	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	230,753	
TOTAL JUST VALUE	446,549	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	450,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051832	Roof Replacement	17,000	12/13/2024
35972	MAINT/ALTR	223	11/07/2017
35484	POOL	269	06/27/2017
30779	SFR	869	02/13/2013

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1246/1313	12/15/2012	WD Q	V 01
GRANTOR: FAYE R DUFFE		SALE PRICE	
GRANTEE: KENNETH R & REBECCA		30,800	

BUILDING NOTES			
BAS=[ORIG=0,0] W28 S3 D5L5 W25 S35 E14 E1 N3 E7 N4 E12 S1 E24 N37 \$			
FGR=[ORIG=-24,37] S24 E24 N24 W24 \$			
FOP=[ORIG=-28,0] W30 S8 E25 U5R5 N3 \$			
FOP=[ORIG=-44,43] S3 E20 N10 W12 S4 W7 S3 W1 \$			
UST=[YR=2024;ORIG=-110,5] E18 S16 W18 N16 \$			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W28 S3 D5L5 W25 S35 E14 E1 N3 E7 N4 E12 S1 E24 N37 \$			
FGR=[ORIG=-24,37] S24 E24 N24 W24 \$			
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