COMM SE COR OF SE1/4 OF NW1/4, N FT FOR POB, CONT W 213 FT, N 422 FT, S 422.01 FT TO POB.

BRUNETTE SCOTT A/BRUNETTE TONYA M
612 SW DUCKETT CT
LAKE CITY, FL 32024-0556

2027

06-4S-16-02786-002

BUILDING CHARACTERISTICS

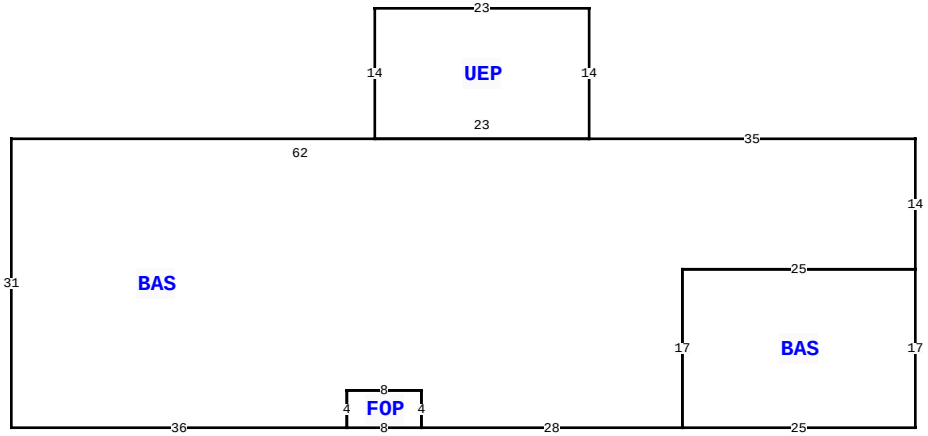
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	425	100		425	31,045
BAS	2,550	100		2,550	186,270
FOP	32	30		10	731
UEP	322	60		193	14,098
TOTALS	3,329			3,178	232,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,178	102.1640	112.38	357,144	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2975 HX Base Yr 2017



612 SW DUCKETT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		232,144
TOTAL MARKET OB/XF VALUE		3,900
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		268,044
SOH/AGL Deduction		98,990
ASSESSED VALUE		169,054
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,643
TOTAL JUST VALUE		268,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042888	Remodel	6,305	10/04/2021
000042138	Remodel	7,559	06/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/2580	4/05/2016	WD	U	I	12	135,000
GRANTOR: SUNSTATE FEDERAL CRED						
GRANTEE: SCOTT A & TONYA M B						
1286/0339	12/03/2014	QC	U	I	12	136,900
GRANTOR: REBECCA DAMPIER,DOYLE						
GRANTEE: SUNSTATE FEDERAL CR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 UEP= N14 W23 S14 E23$ W62 S31 E36 FOP= E8 N4 W8 S4$ N4 E8 S4 E28 BAS= E25 N17 W25 S17$ N17 E25 N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,900

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 08/02/2023 BY JB Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS