

BEG SW COR OF SW1/4 OF NE1/4,  
 RUN S 242 FT, CONT S 716.52,  
 W 33.15 FT, S 15 FT, W 146.78

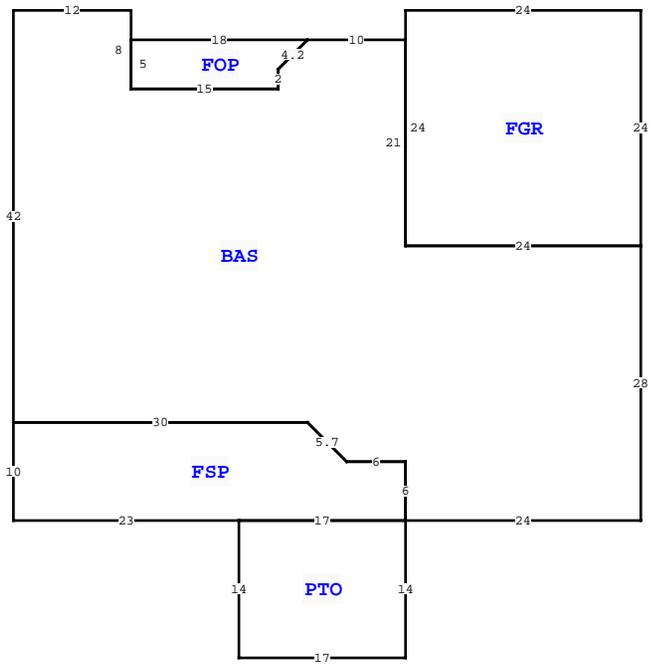
VITTUR GEORGE W/VITTUR BRANDI R  
 610 SW DUCKETT CT  
 LAKE CITY, FL 32024-0556

**2026**

06-4S-16-02786-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	70
Interior Floo	15	HARDTILE	30
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
Condition Adj	03	03	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
BAS	2,221	100	
FGR	576	55	
FOP	80	30	
FSP	368	40	
PTO	238	5	
TOTALS	3,483		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016								
					Heated Area: 2221						
					HX Base Yr 2016						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	288,049			
TOTAL MARKET OB/XF VALUE	12,558			
TOTAL LAND VALUE - MARKET	44,110			
TOTAL MARKET VALUE	344,717			
SOH/AGL Deduction	109,957			
ASSESSED VALUE	234,760			
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE	183,349			
TOTAL JUST VALUE	344,717			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	335,274			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046522	Roof Replacement	19,380	02/14/2023
20671	SFR	381	05/06/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0768	2/05/2016	WD	U	I	11	0
GRANTOR: CHRISTOPHER & REBECCA						
GRANTEE: GEORGE W & BRANDI R						
1298/1790	6/08/2015	WD	Q	I	01	200,000
GRANTOR: CHRISTOPHER & REBECCA						
GRANTEE: GEORGE W & BRANDI R						

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	1,639.00	UT	2.50	2.50	100	2006	2006	3	100	4,098	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	4,800.00	4,800.00	100	2024	2023		100	4,800	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,680.00	1,680.00	100	2024	2023		100	1,680	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,680.00	1,680.00	100	2024	2023		100	1,680	

610 SW DUCKETT CT, LAKE CITY  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 04/22/2026 MLU

BUILDING NOTES

**BUILDING DIMENSIONS**  
 BAS= W12 S42 FSP= S10 E23 PTO= S14 E17 N14 W17\$ E17 N6 W6 U4  
 L4 W30\$ E30 R4 D4 E6 S6 E24 N28 FGR= N24 W24 S24 E24\$ W24  
 N21 W10 FOP= W18 S5 E15 N2 R3 U3 \$ D3 L3 S2 W15 N8\$.

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	4.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,110							