COMM NE COR OF SW1/4 OF NE1/4, R POB, CONT S 701.99 FT, W 1049.30 FT, E 200 FT, N 180 FT, W 200 FT

HOLLINGSWORTH DONNA N/HOLLINGSWORTH MICHAEL
653 SW DUCKETT CT
LAKE CITY, FL 32024

**2027**

**06-4S-16-02787-000**

## BUILDING CHARACTERISTICS

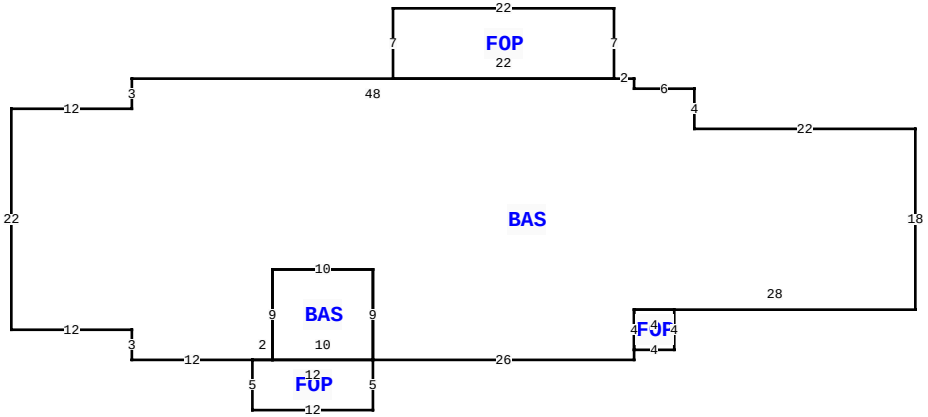
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| 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 | 90 | 100 | | 90 | 7,561 |
| BAS | 2,102 | 100 | | 2,102 | 176,608 |
| FOP | 16 | 30 | | 5 | 420 |
| FOP | 60 | 30 | | 18 | 1,513 |
| FOP | 154 | 30 | | 46 | 3,865 |
| TOTALS | 2,422 | | | 2,261 | 189,967 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,261 | 117.5130 | 129.26 | 292,257 | 1989 | 1989 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 2192 HX Base Yr 2022




653 SW DUCKETT CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 189,967 |
| TOTAL MARKET OB/XF VALUE | 36,600 |
| TOTAL LAND VALUE - MARKET | 109,520 |
| TOTAL MARKET VALUE | 336,087 |
| SOH/AGL Deduction | 171,745 |
| ASSESSED VALUE | 164,342 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 112,931 |
| TOTAL JUST VALUE | 336,087 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 339,540 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8479 | PUMP/UTPOL | 30 | 06/10/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1434/2536 | 4/13/2021 | WD | Q | I | 01 | 305,000 |
| GRANTOR: ROMACK MARIA NELLEMAN | | | | | | |
| GRANTEE: HOLLINGSWORTH DONNA | | | | | | |
| 0820/1042 | 3/28/1996 | WD | Q | I | | 123,000 |
| GRANTOR: LEE R & VELMA C PERRY | | | | | | |
| GRANTEE: ERNEST & MARIA NELL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 N4 W6 N1 W2 W48 S3 W12 S22 E12 S3 E12 E2 N9 E10 S9 E26 N1 N4 E28 N18 $
FOP=[ORIG=-30,-5] N7 W22 S7 E22 $
BAS=[ORIG=-64,23] E10 N9 W10 S9 $
FOP=[ORIG=-66,23] S5 E12 N5 W12 $
FOP=[ORIG=-28,22] E4 N4 W4 S4 $
.

## 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 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 3 | 0020 | BARN,FR | 0 | 100 | 0 | 0 | 1,200.00 | UT | 30.00 | 30.00 | 100 | 2021 | 1997 | | 100 | 36,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 36,600

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 8,000 | | | | | | | |
| 2 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 12.69 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 101,520 | | | | | | | |

REVIEW DATE 08/11/2023 BY JB Total Acres: 13.69 Total Land Value: 109,520 Market: 0 Agricultural: 0 Common: 109,520 PRINTED 11/17/2026 BY SYS