BEG NW COR OF SW1/4 OF NE1/4, RU
400 FT, NE 441.83 FT, N 376 FT,

WARD WILLIAM F JR/WARD RHONDA D
748 SW DUCKETT CT
LAKE CITY, FL 32024

2027

06-4S-16-02787-002

BUILDING CHARACTERISTICS

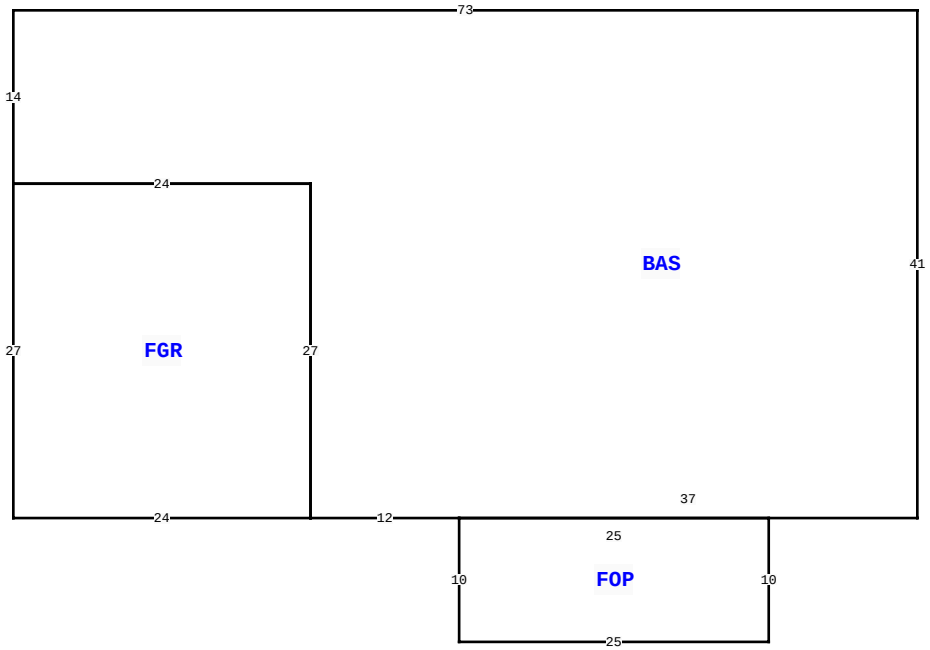
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	05	05
DOR CODE	5000	IMPROVED AG
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	2,345	100		2,345	218,420
FGR	648	55		356	33,159
FOP	250	30		75	6,986
TOTALS	3,243			2,776	258,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,776	112.8960	124.19	344,751	2000	2000	0	0	0	25.00	75.00

3 SINGLE FAM 100% - 0 Heated Area: 2345 HX Base Yr



748 SW DUCKETT CT, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
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	258,563
TOTAL MARKET OB/XF VALUE	58,816
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	329,399
SOH/AGL Deduction	65,315
ASSESSED VALUE	264,084
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	212,673
TOTAL JUST VALUE	412,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,064

SALE:1:1:

XFOB:1:1: RIVE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15053	ADDN SFR	220	02/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0577/0455	11/01/1985	WD	Q	I		26,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W73 S14 FGR= S27 E24 N27 W24$ E24 S27 E12 FOP= S10 E25 N10 W25$ E37 N41$.

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	0031	BARN,MT AE	0	100	24	12	1.00	UT	0.00	0.00	100	0	0	3	100	700	
2	0166	CONC,PAVMT	0	100	3	30	90.00	UT	1.50	1.50	100	0	0	3	100	135	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
4	0166	CONC,PAVMT	0	100	0	0	743.00	UT	1.50	1.50	100	2000	2000	3	100	1,115	
5	0260	PAVEMENT-A	0	100	0	0	6,177.00	UT	1.50	1.50	100	2006	2006	3	100	9,266	
6	0031	BARN,MT AE	0	100	100	44	4,400.00	UT	9.00	9.00	100	2014	2014	3	100	39,600	
7	0040	BARN,POLE	0	100	24	100	2,400.00	UT	2.50	2.50	100	2014	2014	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 58,816

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 08/01/2023 BY KS Total Acres: 10.00 Total Land Value: 12,020 Market: 85,500 Agricultural: 2,520 Common: 9,500 PRINTED 11/17/2026 BY SYS