COMM SW COR OF SW1/4 OF NE1/4,
RUN N 349 FT FOR POB, CONT N
169.25 FT, E 262 FT, S 169.25

HATCHER SUSAN D
674 SW DUCKETT CT
LAKE CITY, FL 32024

**2027**

**06-4S-16-02787-003**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 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 | | 3 100 |
| Bathrooms | | 2 100 |
| 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

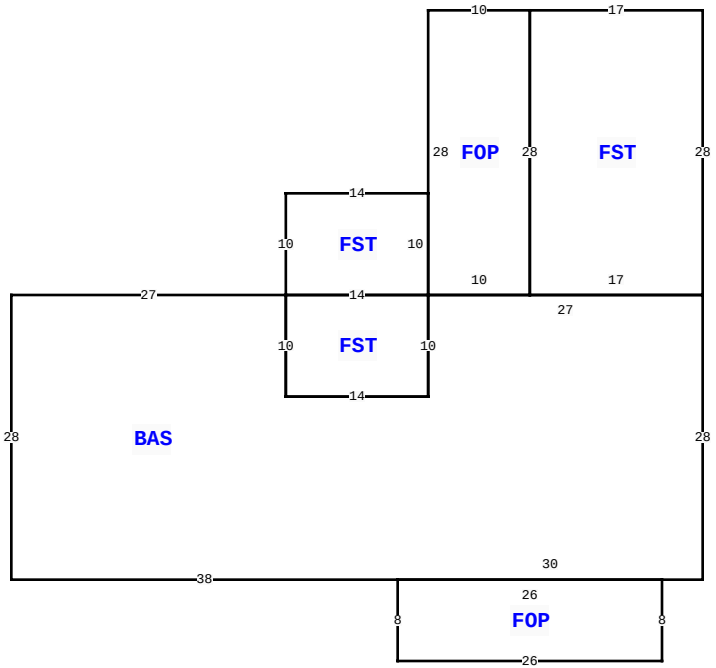
NEIGHBORHOOD/LOC 6416.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,764 | 100 | | 1,764 | 124,544 |
| FOP | 208 | 30 | | 62 | 4,377 |
| FOP | 280 | 30 | | 84 | 5,931 |
| FST | 140 | 55 | | 77 | 5,437 |
| FST | 140 | 55 | | 77 | 5,437 |
| FST | 476 | 55 | | 262 | 18,498 |
| TOTALS | 3,008 | | | 2,326 | 164,222 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,326 | 98.7460 | 108.62 | 252,650 | 1984 | 1984 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1999 Heated Area: 1764 HX Base Yr 1999




674 SW DUCKETT CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 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 | | 164,222 |
| TOTAL MARKET OB/XF VALUE | | 1,720 |
| TOTAL LAND VALUE - MARKET | | 20,400 |
| TOTAL MARKET VALUE | | 186,342 |
| SOH/AGL Deduction | | 78,263 |
| ASSESSED VALUE | | 108,079 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 56,668 |
| TOTAL JUST VALUE | | 186,342 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 189,336 |

SALE:9:1:

SALE:8:1: DEED GIVEN IN LIEU OF FORECLOSURE

SALE:7:1: GRANTEE IS SON

SALE:6:1: 1.02 AC WITH HOUSE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053556 | Electrical Servic | | 07/11/2025 |
| 000045957 | Roof Replacement | 18,500 | 11/21/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0861/1738 | 6/30/1998 | WD | Q | I | | 65,000 |
| GRANTOR: BRITT | | | | | | |
| GRANTEE: HATCHER | | | | | | |
| 0786/2076 | 3/01/1994 | WD | Q | I | | 55,000 |
| GRANTOR: DARWIN L PERRY | | | | | | |
| GRANTEE: JAMES W BRITT | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W27 FST= N10 W14 S10 E14$ FST= W14 S10 E14 N10$ S10 W14 N10 W27 S28 E38 FOP= S8 E26 N8 W26$ E30 N28 $ FST= N28 W17 FOP= W10 S28 E10 N28$ S28 E17$.

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 24 | 240.00 | UT | 5.50 | 5.50 | 100 | 1993 | 1993 | 3 | 100 | 1,320 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,720

| 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 | 1.02 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 20,400 | | | | | | | |

REVIEW DATE 07/18/2025 BY tommy Total Acres: 1.02 Total Land Value: 20,400 Market: 0 Agricultural: 0 Common: 20,400 PRINTED 11/17/2026 BY SYS