COMM SW COR OF SW1/4 OF NE1/4, R
N ON E R/W DUCKETT RD 130 FT, N
FT FOR POB, CONT N ALONG E R/W D

LEE SEAN/LEE LYNSEY
681 SW DUCKETT CT
LAKE CITY, FL 32024

2027

06-4S-16-02787-005

BUILDING CHARACTERISTICS

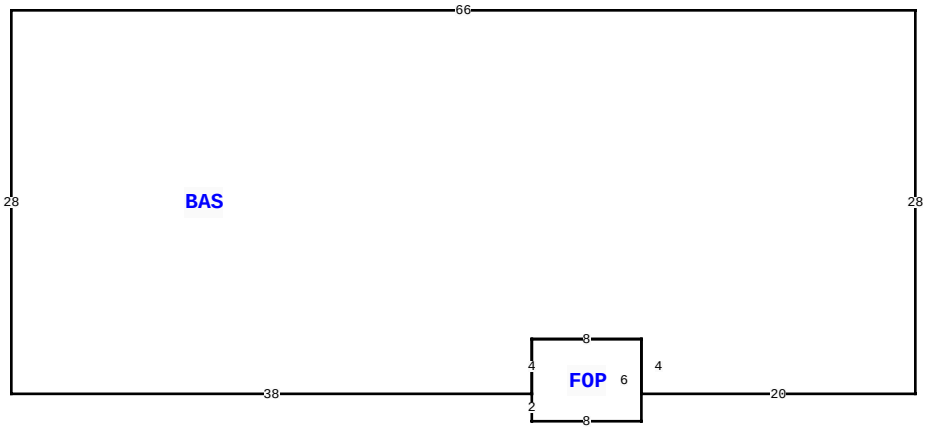
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,816	100		1,816	201,734
FOP	48	30		14	1,555
TOTALS	1,864			1,830	203,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	112.2100	123.43	225,877	1993	2017	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2025 Heated Area: 1816 HX Base Yr



681 SW DUCKETT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	203,289
TOTAL MARKET OB/XF VALUE	10,500
TOTAL LAND VALUE - MARKET	17,480
TOTAL MARKET VALUE	231,269
SOH/AGL Deduction	0
ASSESSED VALUE	231,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,269
TOTAL JUST VALUE	231,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4528	SFR	39,000	01/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1943	9/06/2024	WD	Q	I	01	295,000
GRANTOR: JACKSON STEVEN J JR						
GRANTEE: LEE SEAN						
1353/2443	2/16/2018	WD	Q	I	01	155,000
GRANTOR: JAMES C JR & AMANDA S						
GRANTEE: STEVEN J JACKSON JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S28 E38 FOP= S2 E8 N6 W8 S4$ N4 E8 S4 E20 N28$.

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	0	24	31	1.00	UT	10,500.00	10,500.00	100	2021	2020		100	10,500	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	0		A-1	0.00	0.00	0.83	AC		1.00	1.00	1.17	18,000.00	21,060.00	17,480							

REVIEW DATE 10/30/2024 BY TP Total Acres: 0.83 Total Land Value: 17,480 Market: 0 Agricultural: 0 Common: 17,480 PRINTED 11/17/2026 BY SYS