

COMM SW COR OF SW1/4 OF NE1/4,
 RUN N 60 FT FOR POB, CONT N
 289 FT, E 262 FT, S 40.35 FT,

DAWSON MARK A/DAWSON LISA A
 634 SW DUCKETT COURT
 LAKE CITY, FL 32024

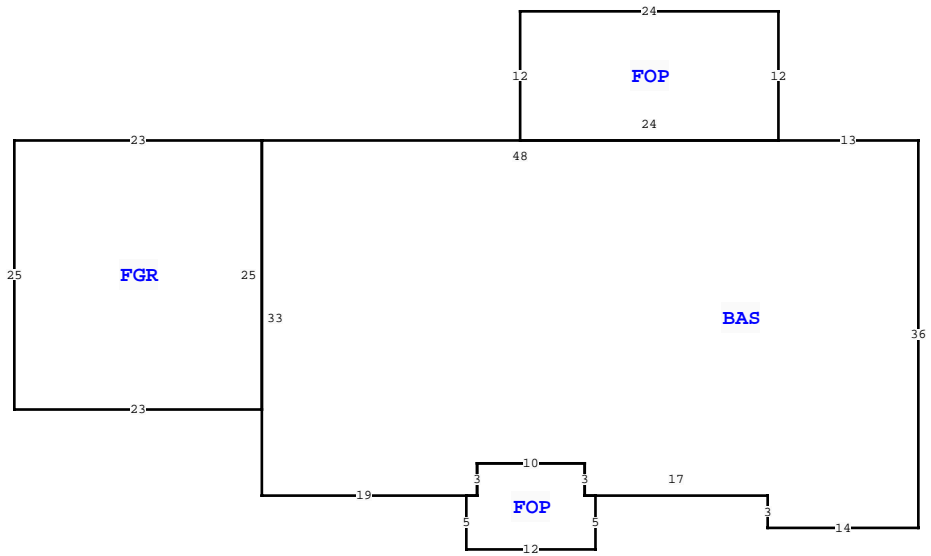
2026

06-4S-16-02787-006


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 Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2004									

Heated Area: 2025 HX Base Yr 2004



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,025	100		2,025	212,616
FGR	575	55		316	33,179
FOP	90	30		27	2,835
FOP	288	30		86	9,029
TOTALS	2,978			2,454	257,660

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	0040	BARN, POLE	0	100	24	30			2.50	100	2014	2014	3	100	1,800	
2	0294	SHED WOOD/	0	100	0	0			0.00	100	2014	2014	3	100	2,800	

634 SW DUCKETT CT, LAKE CITY	BLD DATE		LGL DATE	04/16/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		257,660	
TOTAL MARKET OB/XF VALUE		4,600	
TOTAL LAND VALUE - MARKET		25,600	
TOTAL MARKET VALUE		287,860	
SOH/AGL Deduction		90,419	
ASSESSED VALUE		197,441	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		146,030	
TOTAL JUST VALUE		287,860	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,603	

SALE:1:1: HIGH FOR AREA MKT= \$6016.00			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20669	SFR	349	05/06/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0936/2659	10/08/2001	WD	Q	V		16,000
GRANTOR: SHARON D TERRY						
GRANTEE: MARK A & LISA A DAW						
0816/2349	2/01/1996	WD	Q	V		11,000
GRANTOR: LEE R & VELMA PERRY						
GRANTEE: SHARON D TERRY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FOP= N12 W24 S12 E24\$ W48 FGR= W23 S25 E23 N25\$ S33E19 FOP= S5 E12 N5 W1 N3 W10 S3 W1\$ E1 N3 E10 S3 E17 S3 E14 N36\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,600																						
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		00	0.00	0.00	1.28	AC		1.00	1.00	1.00	20,000.00	20,000.00	25,600							