

COMM SW COR OF SW1/4 OF NE1/4
 RUN N 518.25 FT FOR POB, CONT
 N 170.75 FT, E 252 FT TO CURVE

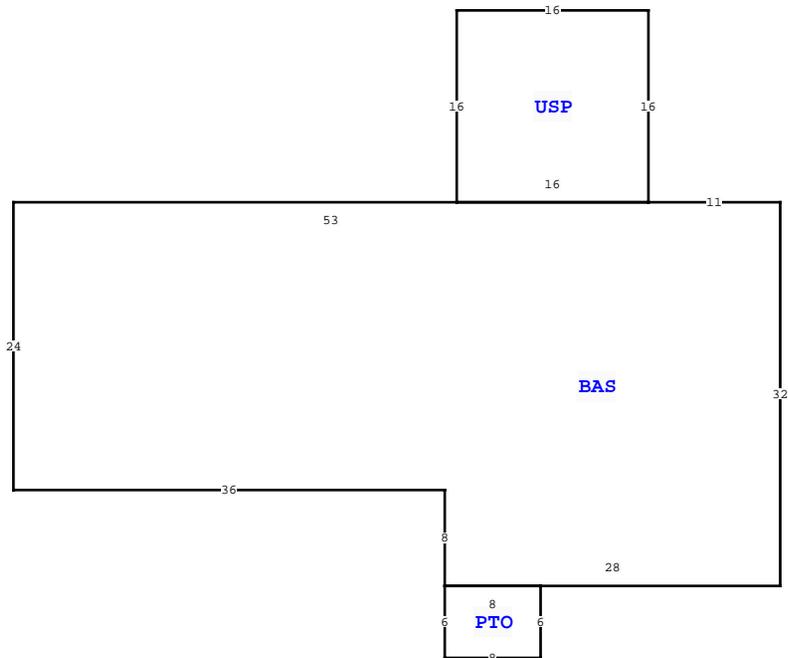
MATTHEWS CLINTON D/MATTHEWS PATRICIA A
 728 SW DUCKETT COURT
 LAKE CITY, FL 32024

2026

06-4S-16-02787-007


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	1. 100	
Architectural	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
BAS	1,760	100	
PTO	48	5	
USP	256	35	
TOTALS	2,064		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1999								
				Heated Area: 1760							
					HX Base Yr 1999						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,289
TOTAL MARKET OB/XF VALUE			4,136
TOTAL LAND VALUE - MARKET			20,400
TOTAL MARKET VALUE			166,825
SOH/AGL Deduction			61,471
ASSESSED VALUE			105,354
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			53,943
TOTAL JUST VALUE			166,825
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5995	ADDN SFR	23,000	05/06/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0840/1118	6/03/1997	WD	Q	I		72,500

GRANTOR: DAWSON
 GRANTEE: MATTHEWS
 0759/1838 | 12/01/1991 | WD | Q | V | 02 | 0
 GRANTOR: DOYLE WORTHINGTON
 GRANTEE: MARK DAWSON

EXTRA FEATURES		728 SW DUCKETT CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100
2	0294	SHED WOOD/	0 100
3	0294	SHED WOOD/	0 100
4	0166	CONC, PAVMT	0 100
5	0296	SHED METAL	0 100

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

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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0294	SHED WOOD/	0 100	12	12	144.00	UT	4.50	4.50	100	1993	1993	3	100	648	
3	0294	SHED WOOD/	0 100	12	24	288.00	UT	5.50	5.50	75	1993	1993	3	75	1,188	
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W11 USP= N16 W16 S16 E16\$ W53 S24 E36 S8 PTO= S6E8 N6 W8\$ E28 N32\$.	

LAND DESCRIPTION		TOTAL OB/XF														4,136								
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	1.02	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,400							