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

**2027**

**06-4S-16-02787-007**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| 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 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

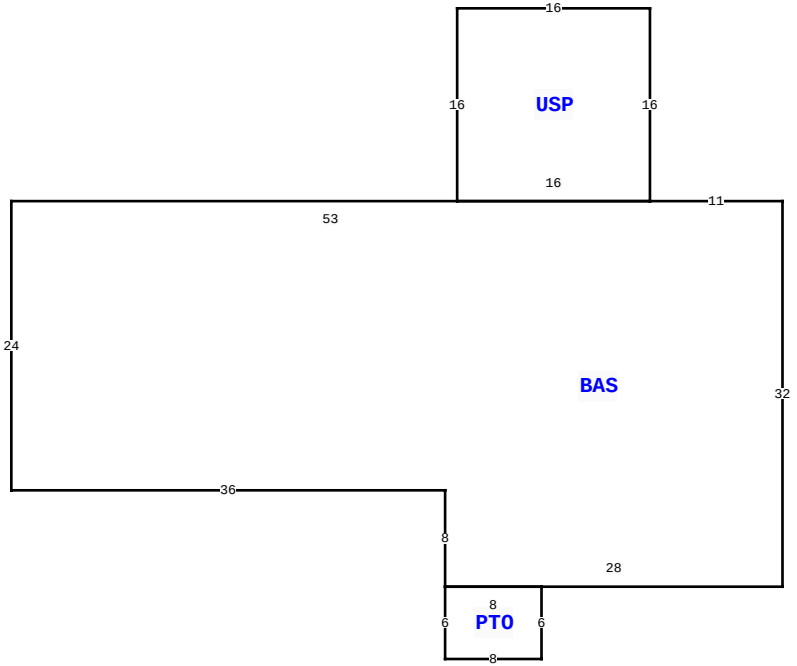
NEIGHBORHOOD/LOC 6416.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,760 | 100 | | 1,760 | 130,473 |
| PTO | 48 | 5 | | 2 | 148 |
| USP | 256 | 35 | | 90 | 6,672 |
| TOTALS | 2,064 | | | 1,852 | 137,294 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,852 | 103.6840 | 114.05 | 211,221 | 1993 | 1993 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1999 Heated Area: 1760 HX Base Yr 1999




728 SW DUCKETT CT, LAKE CITY

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

## 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 137,294 |
| TOTAL MARKET OB/XF VALUE | | 4,136 |
| TOTAL LAND VALUE - MARKET | | 20,400 |
| TOTAL MARKET VALUE | | 161,830 |
| SOH/AGL Deduction | | 53,315 |
| ASSESSED VALUE | | 108,515 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 57,104 |
| TOTAL JUST VALUE | | 161,830 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 164,333 |

| 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 | | | | | | |

## 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

| 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 | | 00 | 0.00 | 0.00 | 1.02 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 20,400 | | | | | | | |

REVIEW DATE 08/01/2023 BY JB Total Acres: 1.02 Total Land Value: 20,400 Market: 0 Agricultural: 0 Common: 20,400 PRINTED 11/17/2026 BY SYS