

COMM NW COR OF SE1/4 OF SEC, RUN  
360.90 FT FOR POB, RUN E 1208.78  
FT, W 1209.64 FT, N 210.45 FT TO

BOWEN KENNETH M/BOWEN VICKI  
519 SW DUCKETT COURT  
LAKE CITY, FL 32024

**2026**

06-4S-16-02788-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	60
Interior Wall	02	WALL BD/WD	40
Interior Floor	14	CARPET	100
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
BAS	242	100	
BAS	2,124	100	
FCP	549	25	
FOP	40	30	
FST	221	55	
TOTALS	3,176		

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%	- 1997								
Heated Area: 2366						HX Base Yr 1997					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		207,332	
TOTAL MARKET OB/XF VALUE		22,460	
TOTAL LAND VALUE - MARKET		102,980	
TOTAL MARKET VALUE		332,772	
SOH/AGL Deduction		83,203	
ASSESSED VALUE		249,569	
TOTAL EXEMPTION VALUE	HX HB 13	249,569	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		332,772	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,652	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050604	Electrical Servic	0	08/21/2024
000041757	Roof Replacement	19,298	04/16/2021
18166	PUMP/UTPOL	30	04/13/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1652	4/30/2026	LE	U	I	14	100
GRANTOR: BOWEN KENNETH M						
GRANTEE: BOWEN KENNETH M (EN						
1207/0005	10/15/2004	QC	Q	V	01	100
GRANTOR: MICHAEL I & BONNIE BO						
GRANTEE: KENNETH M & VICKI I						

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	1,500
2	0252	LEAN-TO W/	0	100	14	40		560.00	UT 3.00	3.00	100	2006	2006	3	100	1,680
3	0030	BARN, MT	0	100	20	40		1.00	UT 0.00	0.00	100	2001	2001	3	100	5,600
4	0252	LEAN-TO W/	0	100	14	40		560.00	UT 3.00	3.00	100	2006	2006	3	100	1,680
5	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100	2014	2014	3	100	1,600
6	0169	FENCE/WOOD	0	100	0	0		1.00	UT 5,000.00	5,000.00	100	2024	2023		100	5,000
7	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2025	2024		90	5,400

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/04/2026	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W20 S5 BAS= W22 S11 E22N11\$ S11 W22 N11 W11 S11 W4 FCP= W35 S22 E22 N17 E13 N5 \$S5 FST= W13 S17 E13 N17\$ S26 E20 FOP= E8 N5 W8 S5\$ N5 E8 S5 E18 N4 E11 N43\$.														

LAND DESCRIPTION															TOTAL OB/XF									
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					10.84	AC		1.00	1.00	1.00	9,500.00	9,500.00	102,980							