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

2027

06-4S-16-02788-007

BUILDING CHARACTERISTICS

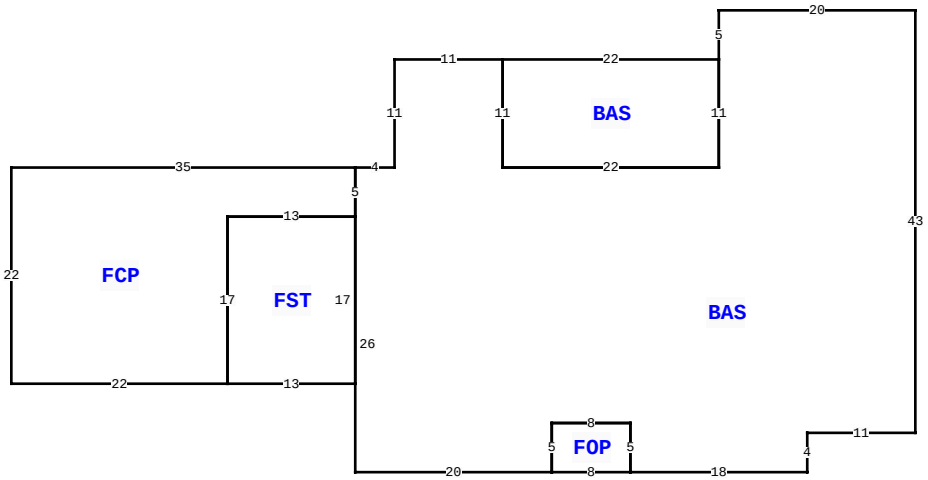
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	02	WALL BD/WD 40
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	242	100		242	18,688
BAS	2,124	100		2,124	164,015
FCP	549	25		137	10,579
FOP	40	30		12	927
FST	221	55		122	9,421
TOTALS	3,176			2,637	203,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,637	107.9960	118.80	313,276	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 2366 HX Base Yr 1997



519 SW DUCKETT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	203,629
TOTAL MARKET OB/XF VALUE	22,460
TOTAL LAND VALUE - MARKET	102,980
TOTAL MARKET VALUE	329,069
SOH/AGL Deduction	72,013
ASSESSED VALUE	257,056
TOTAL EXEMPTION VALUE	HX HB 13 257,056
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	329,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056922	Remodel	8,500	11/06/2026
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						

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 22,460

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					10.84	AC		1.00	1.00	1.00	9,500.00	9,500.00	102,980							

REVIEW DATE 03/23/2026 BY robin Total Acres: 10.84 Total Land Value: 102,980 Market: 0 Agricultural: 0 Common: 102,980 PRINTED 11/17/2026 BY SYS