COMM SW COR OF SE1/4, RUN N
383.97 FT FOR POB, CONT N
328.53 FT, E 145 FT, S 328.53

PARRA IGNACIO BARBOSA
206 SW DUCKETT CT
LAKE CITY, FL 32024

2027

06-4S-16-02788-008

BUILDING CHARACTERISTICS

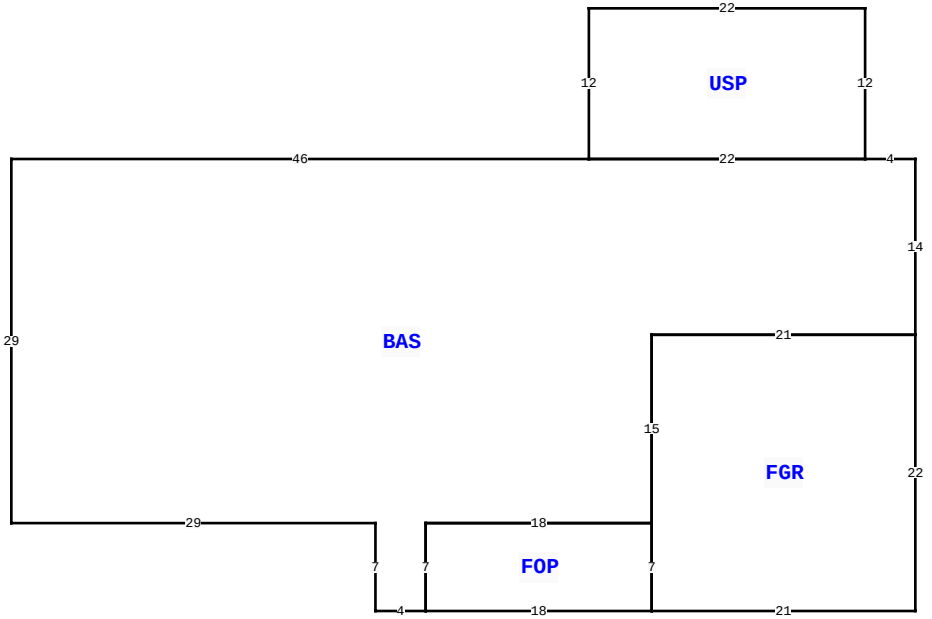
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,801	100		1,801	163,377
FGR	462	55		254	23,041
FOP	126	30		38	3,447
USP	264	35		92	8,346
TOTALS	2,653			2,185	198,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,185	108.1550	118.97	259,949	1988	2006	0	0	0	23.75	76.25

1 SINGLE FAM 100% - 2020 Heated Area: 1801 HX Base Yr 2020



206 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
6	0030	BARN,MT	0	100	20	30	1.00	UT	9,000.00	9,000.00	100	2024	2023		100	9,000	
7	0252	LEAN-TO W/	0	100	6	30	1.00	UT	1,260.00	1,260.00	100	2024	2023		100	1,260	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	198,211
TOTAL MARKET OB/XF VALUE	15,260
TOTAL LAND VALUE - MARKET	21,800
TOTAL MARKET VALUE	235,271
SOH/AGL Deduction	49,111
ASSESSED VALUE	186,160
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	134,749
TOTAL JUST VALUE	235,271
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,870

SALE:4:1:

SALE:3:1:

SALE:1:1: FRANK GIVING UP HIS INTEREST

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/1067	12/15/2019	WD	Q	I	01	167,000
GRANTOR: KELLY UPHAUS						
GRANTEE: IGNACIO BARBOSA PAR						
1347/1196	11/06/2017	WD	Q	I	01	157,500
GRANTOR: DEBBIE L CANNON						
GRANTEE: KELLY UPHAUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S29 E29 S7 E4 FOP= E18 N7 W18 S7$ N7 E18 FGR= S7 E21 N22 W21 S15$ N15 E21 N14 W4 USP= N12 W22 S12 E22$ W22$.

LAND DESCRIPTION

TOTAL OB/XF 15,260

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		A-1	0.00	0.00	1.09	AC		1.00	1.00	1.00	20,000.00	20,000.00	21,800							

REVIEW DATE 08/01/2023 BY JB Total Acres: 1.09 Total Land Value: 21,800 Market: 0 Agricultural: 0 Common: 21,800 PRINTED 11/17/2026 BY SYS