COMM SW COR OF SE1/4, RUN N
1698.07 FT FOR POB, CONT N
328.52 FT, E 145 FT,S 328.52

SZYMANSKI CHRIS J
470 SW DUCKETT CT
LAKE CITY, FL 32024

2026

06-4S-16-02788-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
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

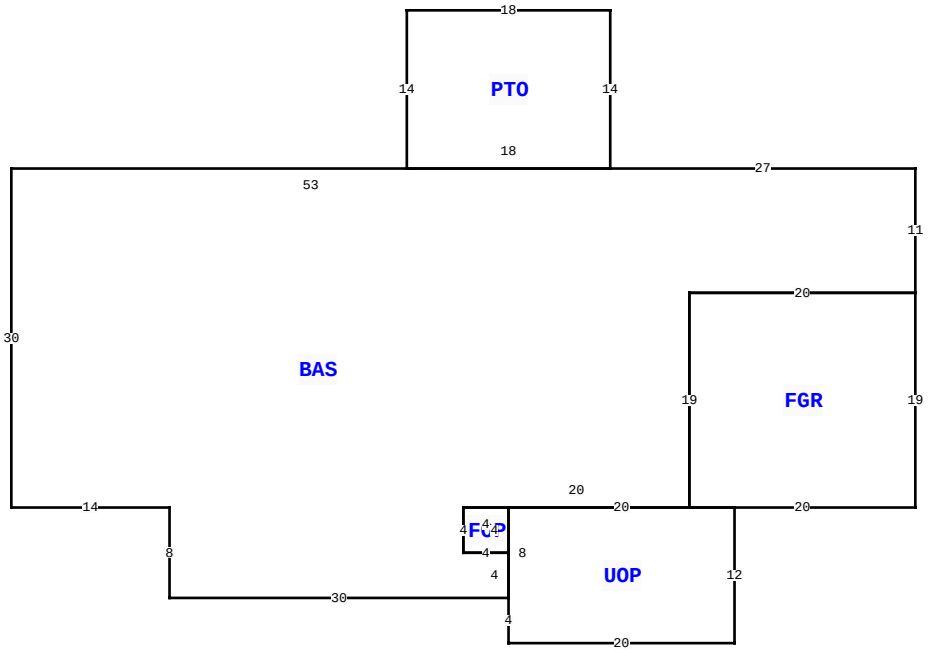
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 6416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100		2,244	232,498
FGR	380	55		209	21,655
FOP	16	30		5	518
PTO	252	5		13	1,347
UOP	240	20		48	4,974
TOTALS	3,132			2,519	260,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,519	103.8720	118.41	298,275	1989	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2021 Heated Area: 2244 HX Base Yr 2021



470 SW DUCKETT CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		260,991
TOTAL MARKET OB/XF VALUE		16,000
TOTAL LAND VALUE - MARKET		21,800
TOTAL MARKET VALUE		298,791
SOH/AGL Deduction		46,763
ASSESSED VALUE		252,028
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,617
TOTAL JUST VALUE		298,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,711

SALE:3:1:
SALE:2:1:

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/2421	10/26/2020	WD	Q	I	01	225,000
GRANTOR: MATTHEW DARBY & STEPH						
GRANTEE: CHRIS J SZYMANSKI						
1334/1432	4/10/2017	WD	Q	I	01	169,000
GRANTOR: CATHERINE TROGLEN						
GRANTEE: MATTHEW DARBY & STE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 PTO= N14 W18 S14 E18$ W53 S30 E14 S8 E30 UOP= S4 E20 N12 W20 S8$ N4 FOP= N4W4 S4 E4$ W4 N4 E20 FGR= E20 N19 W20 S19$ N19 E20 N11$.

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	0210	GARAGE U	0	100	0	0	1,200.00	UT	10.00	10.00	100	2016	2016	3	100	12,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1992	1992	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 16,000

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 05/13/2026 BY SYS