CONT SW COR OF SE1/4, RUN N
2327 FT FOR POB, CONT N
328.64 FT, E 145 FT, S 328.53

MAZZAMUTO ANTHONY/BOGNER DAVID J
578 SW DUCKETT CT
LAKE CITY, FL 32024-0554

2027

06-4S-16-02788-012

BUILDING CHARACTERISTICS

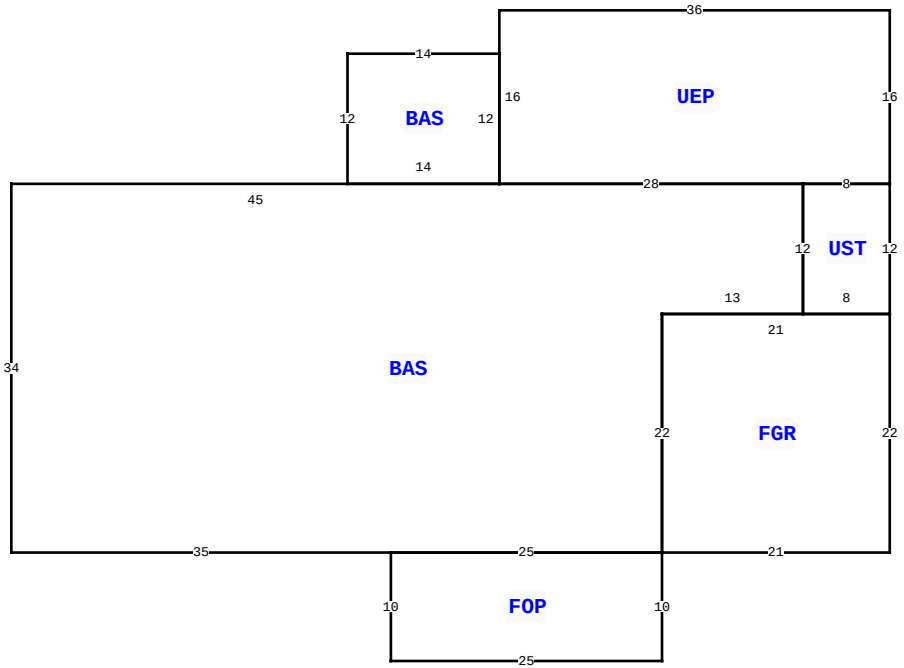
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	168	100		168	13,397
BAS	2,196	100		2,196	175,113
FGR	462	55		254	20,255
FOP	250	30		75	5,981
UEP	576	60		346	27,591
UST	96	45		43	3,429
TOTALS	3,748			3,082	245,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,082	111.5300	122.68	378,100	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 2364 HX Base Yr 2015



578 SW DUCKETT CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	245,765
TOTAL MARKET OB/XF VALUE	7,356
TOTAL LAND VALUE - MARKET	21,800
TOTAL MARKET VALUE	274,921
SOH/AGL Deduction	89,737
ASSESSED VALUE	185,184
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	83,773
TOTAL JUST VALUE	274,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/2650	9/17/2014	WD	Q	I	01	145,000
GRANTOR: MARJORIE A SISTRUNK						
GRANTEE: ANTHONY MAZZAMUTO &						
0770/1375	1/29/1993	WD	Q	I		90,000
GRANTOR: MICHALE PARKER						
GRANTEE: HUGHY SISTRUNK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 BAS= N12 W14 S12 E14$ W45 S34 E35 FOP= S10 E25 N10 W25$ E25 FGR= E21 N22 UST= N12 W8 S12 E8$ W21 S22$ N22 E13 N12$ UEP= E8 N16 W36 S16 E28$.

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	0021	BARN,FR AE	0	100	18	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0166	CONC,PAVMT	0	100	16	19	304.00	UT	1.50	1.50	100	1993	1993	3	100	456	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,356

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 KS Total Acres: 1.09 Total Land Value: 21,800 Market: 0 Agricultural: 0 Common: 21,800 PRINTED 11/17/2026 BY SYS