COMM SW COR OF SE1/4, RUN E 205
TO PT OF INTERS OF N R/W LINE CR
LINE OF SW DUCKETT CT, RUN N ALO

DAVIS FAMILY TRUST
365 SW DUCKETT CT
LAKE CITY, FL 32024

2027

06-4S-16-02788-014

BUILDING CHARACTERISTICS

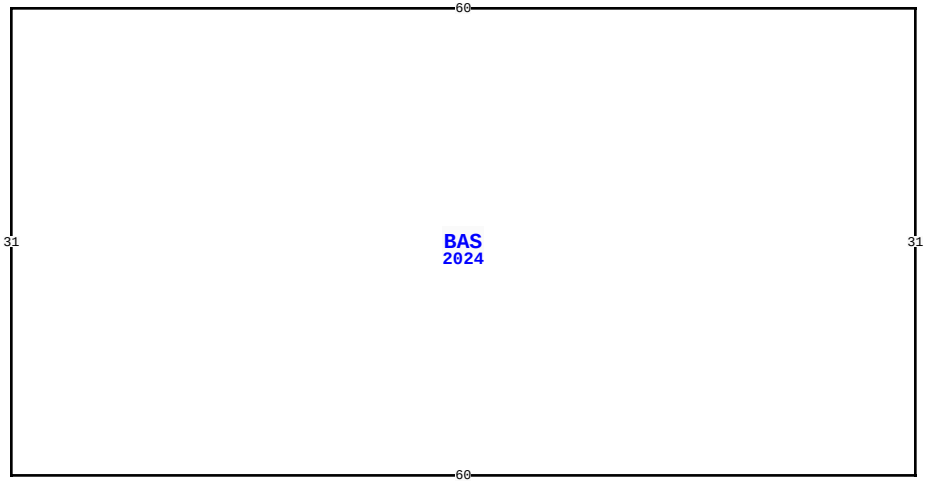
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,860	100	2024	1,860	192,905
TOTALS	1,860			1,860	192,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,860	108.0000	106.92	198,871	2023	2023	0	0	0	3.00	97.00

3 MANUF 3 100% - 2024 Heated Area: 1860 HX Base Yr 2022



365 SW DUCKETT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,900	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		192,905
TOTAL MARKET OB/XF VALUE		14,450
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		247,355
SOH/AGL Deduction		0
ASSESSED VALUE		247,355
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		145,944
TOTAL JUST VALUE		247,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045966	Mobile Home		11/21/2022
000045616	Electrical Servic	0	10/04/2022
000042275	Roof Replacement	4,800	07/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/117	5/19/2021	WD	Q	I	01	110,000
GRANTOR: COOK CORRANA M						
GRANTEE: DAVIS FAMILY TRUST						
1335/1944	4/26/2017	WD	Q	I	01	98,500
GRANTOR: SONJA R DOBSON						
GRANTEE: CORRANA M & JOHN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=22,17] E60 S31 W60 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,450

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 2.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS