COMM SW COR OF SE1/4, RUN N 1369
CONT N 328.52 FT, E 145 FT, S 32
FT TO POB.

EDGISON CLYDE L/EDGISON SYLVIA ANN BIERCHEN
107 HICKORY LOOP
OCALA, FL 34472

2026

06-4S-16-02788-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

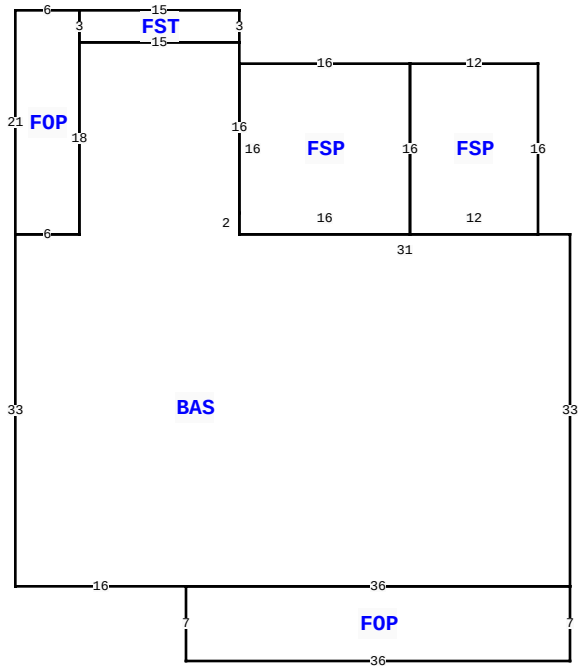
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,986	100		1,986	207,178
FOP	126	30		38	3,964
FOP	252	30		76	7,928
FSP	192	40		77	8,033
FSP	256	40		102	10,641
FST	45	55		25	2,608
TOTALS	2,857			2,304	240,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,304	115.8300	132.05	304,243	1984	2004	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 2024 Heated Area: 1986 HX Base Yr



416 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	240,352
TOTAL MARKET OB/XF VALUE	18,180
TOTAL LAND VALUE - MARKET	21,800
TOTAL MARKET VALUE	280,332
SOH/AGL Deduction	0
ASSESSED VALUE	280,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,332
TOTAL JUST VALUE	280,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043752	Electrical Servic	0	02/22/2022
000043186	Roof Replacement	12,500	11/16/2021
000042605	Electrical Servic	0	08/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/2498	12/27/2021	WD	Q	I	05	332,000
GRANTOR: THOMPSON CHRISTOPHER						
GRANTEE: EDGISON CLYDE L						
1013/2929	4/26/2004	WD	Q	I		117,000
GRANTOR: WEIDNER						
GRANTEE: THOMPSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W31 N2 N16 W15 S18 W6 S33 E16 E36 N33 $
FSP=[ORIG=-31,0] E16 N16 W16 S16 $
FOP=[ORIG=-36,33] S7 E36 N7 W36 $
FSP=[ORIG=-3,0] N16 W12 S16 E12 $
FOP=[ORIG=-46,-18] N3 W6 S21 E6 N18 $
FST=[ORIG=-31,-18] N3 W15 S3 E15 $
.

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	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	2,400	
2	0263	PRCH,USP	0	0	12	25	300.00	UT	4.00	4.00	100	2006	2006	3	100	1,200	
3	0294	SHED WOOD/	0	0	7	10	70.00	UT	9.00	9.00	100	2006	2006	3	100	630	
4	0030	BARN,MT	0	0	22	25	550.00	UT	15.00	15.00	100	2006	2006	3	100	8,250	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
6	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,500	
7	0258	PATIO	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 18,180

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	0		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 05/12/2026 BY SYS