COMM SW COR OF SE1/4, N 772.50 F FT, N 268.52 FT, W 177.40 FT, S 32.40 FT TO POB.

O'LEARY CLARA/O'LEARY MICHELE E
248 SW DUCKETT CT
LAKE CITY, FL 32024

2026

06-4S-16-02788-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

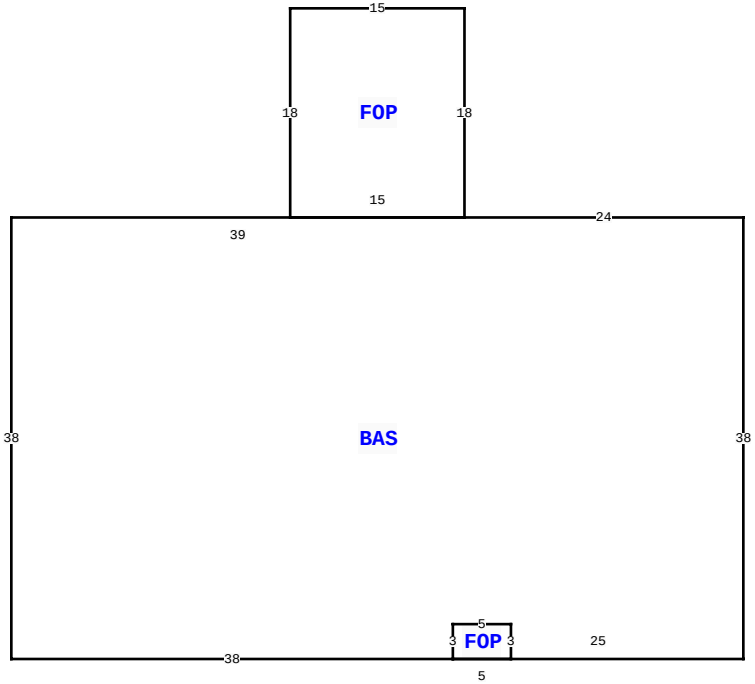
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	2,394	100		2,394	209,945
FOP	15	30		4	351
FOP	270	30		81	7,103
TOTALS	2,679			2,479	217,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,479	114.8160	130.89	324,476	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 1996 Heated Area: 2394 HX Base Yr 1996



248 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		217,399
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		21,800
TOTAL MARKET VALUE		247,399
SOH/AGL Deduction		93,768
ASSESSED VALUE		153,631
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,220
TOTAL JUST VALUE		247,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,587

SALE:1:1: 1.09 ACRES WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053119	Roof Replacement	9,800	05/15/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2513	11/08/2022	QC	U	I	11	100
GRANTOR: O'LEARY MICHAEL						
GRANTEE: O'LEARY CLARA						
1465/1074	4/28/2022	QC	U	I	11	100
GRANTOR: O'LEARY MICHAEL						
GRANTEE: O'LEARY CLARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N18 W15 S18 E15$ W39 S38 E38 FOP= N3 E5 S3 W5$ E25 N38$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0210	GARAGE U	0	100	28	32	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
4	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	800	
5	0120	CLFENCE 4	0	100	0	0	250.00	UT	6.00	6.00	100	2006	2006	3	100	1,500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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		00	0.00	0.00	1.09	AC		1.00	1.00	1.00	20,000.00	20,000.00	21,800							

REVIEW DATE 06/30/2025 BY chuck Total Acres: 1.09 Total Land Value: 21,800 Market: 0 Agricultural: 0 Common: 21,800 PRINTED 05/12/2026 BY SYS