

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.

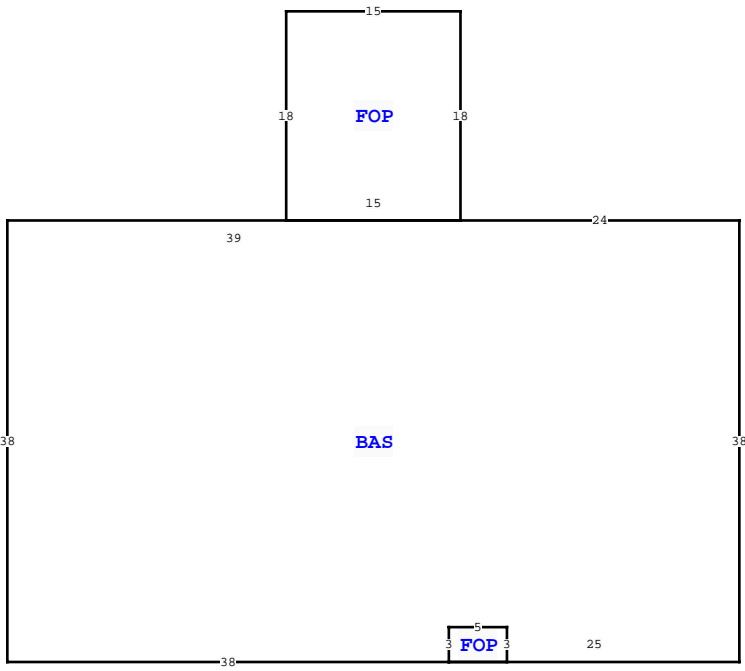
O'LEARY CLARA/O'LEARY MICHELE E
 248 SW DUCKETT CT
 LAKE CITY, FL 32024

2026

06-4S-16-02788-017


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	2,394	100	
FOP	15	30	
FOP	270	30	
TOTALS	2,679		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1996								
Heated Area: 2394						HX Base Yr 1996					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	213,579		
TOTAL MARKET OB/XF VALUE	8,200		
TOTAL LAND VALUE - MARKET	21,800		
TOTAL MARKET VALUE	243,579		
SOH/AGL Deduction	89,948		
ASSESSED VALUE	153,631		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	102,220		
TOTAL JUST VALUE	243,579		
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 / V / I / RSN CD
1478/2513	11/08/2022	QC U	I 11
GRANTOR: O'LEARY MICHAEL			
GRANTEE: O'LEARY CLARA			
1465/1074	4/28/2022	QC U	I 11
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		248 SW DUCKETT CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100 0 0
2	0166	CONC, PAVMT	0 100 0 0
3	0210	GARAGE U	0 100 28 32
4	0294	SHED WOOD/	0 100 12 16
5	0120	CLFENCE 4	0 100 0 0
6	0252	LEAN-TO W/	0 100 0 0

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0 100 0 0			1.00	UT	2,000.00	2,000.00	100	0
2	0166	CONC, PAVMT	0 100 0 0			1.00	UT	0.00	0.00	100	0
3	0210	GARAGE U	0 100 28 32			1.00	UT	0.00	0.00	100	0
4	0294	SHED WOOD/	0 100 12 16			1.00	UT	0.00	0.00	100	0
5	0120	CLFENCE 4	0 100 0 0			250.00	UT	6.00	6.00	100	2006
6	0252	LEAN-TO W/	0 100 0 0			1.00	UT	0.00	0.00	100	2014
TOTAL OB/XF VALUE: 8,200											

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	LAND USE DESCRIPTION	CAP
1	0100	C SFR	100

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							