COMM AT SW COR OF SE1/4, N 55.44 LINE OF SR-252 FOR POB, CONT N 3 FT, S 328.53 FT, W 145 FT TO POB

**HERRERA ALEJANDRO PALMA**
136 SW DUCKETT CT
LAKE CITY, FL 32024

**2027**

**06-4S-16-02788-019**

## BUILDING CHARACTERISTICS

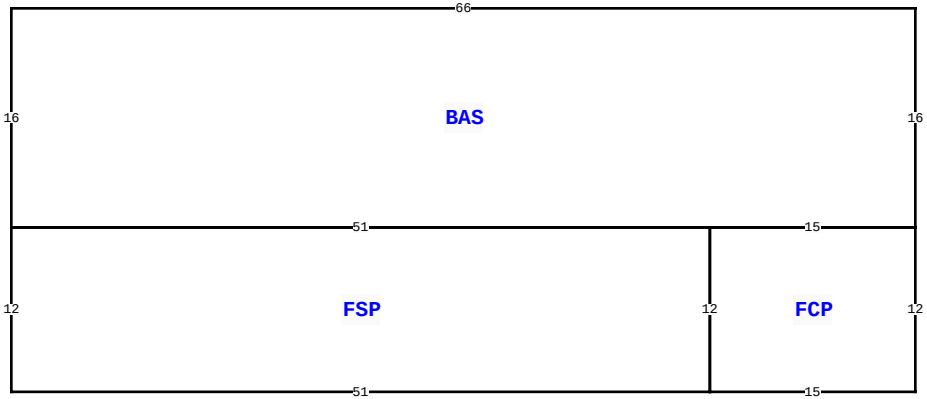
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| 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 | 1,056 | 100 | | 1,056 | 42,712 |
| FCP | 180 | 25 | | 45 | 1,820 |
| FSP | 612 | 40 | | 245 | 9,909 |
| TOTALS | 1,848 | | | 1,346 | 54,442 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,346 | 91.9200 | 73.54 | 98,985 | 1996 | 1996 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 2026 Heated Area: 1056 HX Base Yr




136 SW DUCKETT CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2026 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 2 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 54,442 |
| TOTAL MARKET OB/XF VALUE | 11,000 |
| TOTAL LAND VALUE - MARKET | 25,070 |
| TOTAL MARKET VALUE | 90,512 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 90,512 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 90,512 |
| TOTAL JUST VALUE | 90,512 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 91,193 |

SALE:1:1: 1.09 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 25424 | M H | 476 | 01/18/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1534/1495 | 2/28/2025 | WD | Q | I | 01 | 115,000 |
| GRANTOR: MELTON CIERRA LEIGH | | | | | | |
| GRANTEE: HERRERA ALEJANDRO P | | | | | | |
| 1497/2177 | 8/21/2023 | WD | Q | I | 01 | 80,000 |
| GRANTOR: PROVEAUX WINONA VENDA | | | | | | |
| GRANTEE: MELTON CIERRA LEIGH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S16 FSP= S12 E51 N12 W51$ E51 FCP= S12 E15 N12 W15$ E15 N16$.

## LAND DESCRIPTION

TOTAL OB/XF 11,000

| 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 | 0 | | A-1 | 0.00 | 0.00 | 0.59 | AC | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 13,570 | | | | | | | |
| 2 | 0200 | C | MBL HM | 0 | | | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 11,500 | | | | | | | |

REVIEW DATE 06/09/2025 BY TP Total Acres: 1.09 Total Land Value: 25,070 Market: 0 Agricultural: 0 Common: 25,070 PRINTED 11/17/2026 BY SYS