



ELEMENT		CD	BUILDING CHARACTERISTICS 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 Floor	14	CARPET	90		
Interior Floor	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		
Architectural	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	44,844
FCP	180	25		45	1,911
FSP	612	40		245	10,404
TOTALS	1,848			1,346	57,159

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	- 2026							
				Heated Area: 1056			HX Base Yr				

136 SW DUCKETT CT, LAKE CITY

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			57,159
TOTAL MARKET OB/XF VALUE			11,000
TOTAL LAND VALUE - MARKET			25,070
TOTAL MARKET VALUE			93,229
SOH/AGL Deduction			0
ASSESSED VALUE			93,229
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			93,229
TOTAL JUST VALUE			93,229
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			86,416
SALE:1:1: 1.09 AC			

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						

EXTRA FEATURES																	
L N	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

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									
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	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							