

COMM NW COR OF SW1/4 OF NE1/4, R  
 FT, E 945.31 FT TO W R/W MCFARLA  
 FT FOR POB, RUN W 100 FT, N 80 F

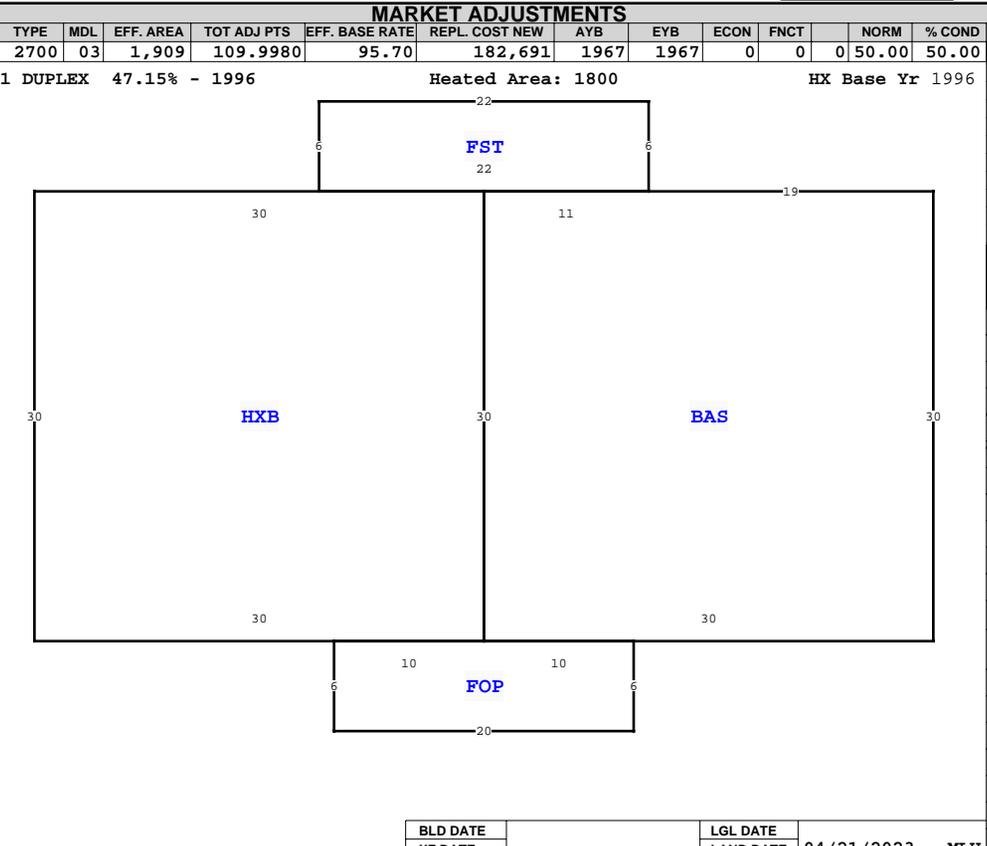
DUDGEON CURTIS D  
 1110 SW MCFARLANE AVE #102  
 LAKE CITY, FL 32025

**2026**

06-4S-17-07983-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	900	100	
FOP	120	30	
FST	132	55	
HXB	900	100	
TOTALS	2,052		1,909 91,346

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	47.15%	- 1996	95.70	182,691	1967	1967	0	0	50.00	50.00
Heated Area: 1800 HX Base Yr 1996											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			91,346
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			110,746
SOH/AGL Deduction			15,455
ASSESSED VALUE			95,291
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			70,291
TOTAL JUST VALUE			110,746
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			108,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0228	MAINT/ALTR	164	04/29/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1050/0902	6/21/2005	WD Q	Q	I	04	0
GRANTOR: CHERYL A & KATHY J MO						
GRANTEE: CURTIS D DUDGEON						
0805/0206	5/01/1995	AG U	I	13		56,000
GRANTOR: CHERYL A & KATHY J MO						
GRANTEE: CURTIS D DUDGEON						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	0
2	0258	PATIO	0	100	0	0	0	0.00	0.00	100	0
3	0169	FENCE/WOOD	0	100	0	0	0	0.00	0.00	100	2012

TOTAL OB/XF												900	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
						04/21/2023	MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W19 FST= N6 W22 S6 E22\$W11 HXB= W30 S30 E30 N30\$ S30FOP= W10 S6 E20 N6 W10\$ E30 N30\$.											

LAND DESCRIPTION												TOTAL OB/XF												900
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	0800	C	MULTI-FAM	100		*RMF	180.00	100.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	18,500.00	18,500.00	9,250							