

COMM AT THE SW COR OF THE E 1/2
 RUN N 441.94 FT. TO POB. CONT N
 580.80 FT, S 220.97 FT, W 580.97

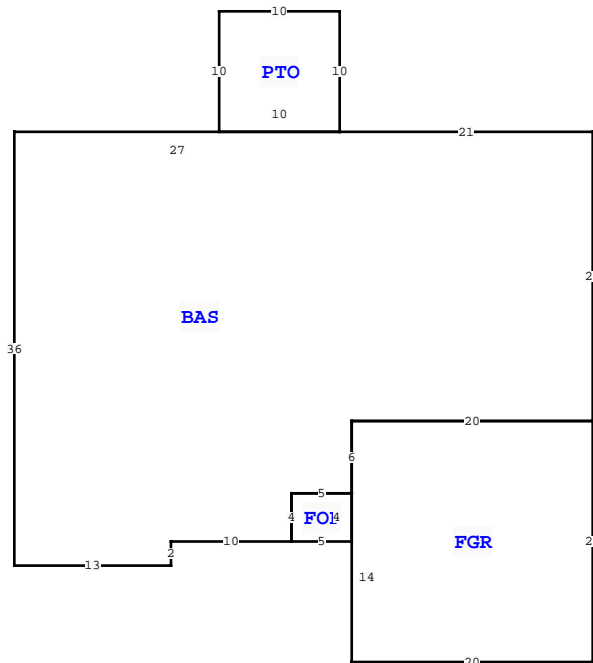
DUREN SANDRA T/DUREN BRIAN CHRISTOPHER
 426 SW MOLLIE TER
 LAKE CITY, FL 32024

2026

07-4S-16-02808-017

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	12	HARDWOOD	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	03	MASONRY	100		
Stories	1.	1.	100		
Architectual Units	05	CONV	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	7416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100		1,438	146,459
FGR	400	55		220	22,407
FOP	20	30		6	611
PTO	100	5		5	509
TOTALS	1,958			1,669	169,987

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%	- 2022									
Heated Area: 1438						HX Base Yr 2022						



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	169,987			
TOTAL MARKET OB/XF VALUE	4,858			
TOTAL LAND VALUE - MARKET	47,200			
TOTAL MARKET VALUE	222,045			
SOH/AGL Deduction	28,707			
ASSESSED VALUE	193,338			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	141,927			
TOTAL JUST VALUE	222,045			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	221,193			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24583	SFR	455	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/2708	8/25/2025	QC	U	I	11	100
GRANTOR: DUREN SANDRA T						
GRANTEE: DUREN SANDRA T						
1544/1671	6/30/2025	QC	U	I	11	100
GRANTOR: DUREN SANDRA T						
GRANTEE: DAUREN SANDRA T						

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	0166	CONC,PAVMT	0	100	0	0		3.00	3.00	100	2006	2006	3	100	1,458	
2	0294	SHED WOOD/	0	100	0	0		0.00	0.00	100	2014	2014	3	100	3,400	
TOTALS													4,858			

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	0100	C	SFR	100		A-1	0.00	0.00	2.95	AC		1.00	1.00	1.00	16,000.00	16,000.00	47,200							