COMM SW COR OF E1/2 OF SE1/4, RU
FOR POB, CONT N 220.97 FT, E 580
220.97 FT, W 580.80 FT TO POB. (

DUREN SANDRA T/DUREN GEORGE S
386 SW MOLLIE TER
LAKE CITY, FL 32024

# 2027

07-4S-16-02808-025

## BUILDING CHARACTERISTICS

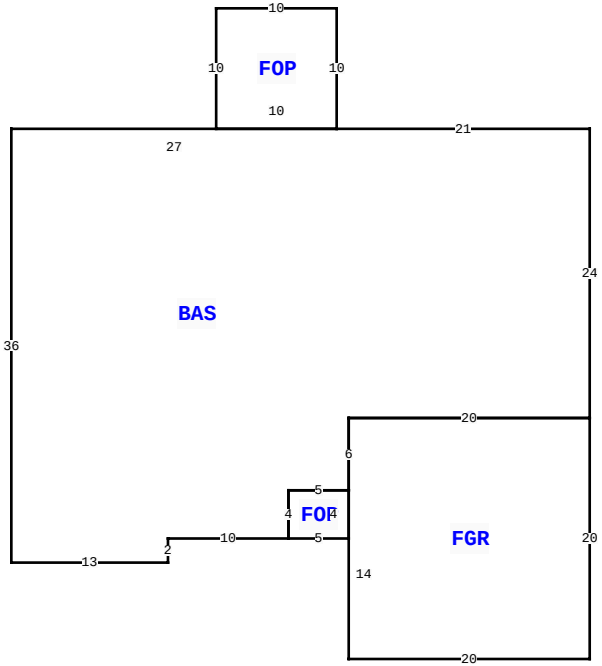
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 12 | HARDWOOD 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Architectual | 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 | 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 | 143,839 |
| FGR | 400 | 55 | | 220 | 22,006 |
| FOP | 20 | 30 | | 6 | 600 |
| FOP | 100 | 30 | | 30 | 3,001 |
| TOTALS | 1,958 | | | 1,694 | 169,446 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,694 | 112.2660 | 123.49 | 209,192 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 1438 HX Base Yr 2026




386 SW MOLLIE TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2026 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 486.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 1,458 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 169,446 |
| TOTAL MARKET OB/XF VALUE | | 2,958 |
| TOTAL LAND VALUE - MARKET | | 47,200 |
| TOTAL MARKET VALUE | | 219,604 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 219,604 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 163,193 |
| TOTAL JUST VALUE | | 219,604 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 222,691 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 24584 | SFR | 455 | 06/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1547/2706 | 8/25/2025 | QC | U | I | 11 | 100 |
| GRANTOR: DUREN SANDRA T | | | | | | |
| GRANTEE: DUREN SANDRA T | | | | | | |
| 1544/1669 | 6/18/2025 | QC | U | I | 11 | 100 |
| GRANTOR: DUREN SANDRA T | | | | | | |
| GRANTEE: DAUREN SANDRA T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W21 FOP= N10 W10 S10 E10$ W27 S36 E13 N2 E10 FOP= E5 N4 W5 S4$ N4 E5 FGR= S14 E20 N20 W20 S6$ N6 E20 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 2,958

| 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 | 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 | | | | | | | |

REVIEW DATE 02/02/2024 BY KS Total Acres: 2.95 Total Land Value: 47,200 Market: 0 Agricultural: 0 Common: 47,200 PRINTED 11/17/2026 BY SYS