

COMM NE COR OF SE1/4 OF SW1/4, R
W 417.27 FT, SW 420.81 FT, W 370
CONT W 299.76 FT, NW 120.83 FT,

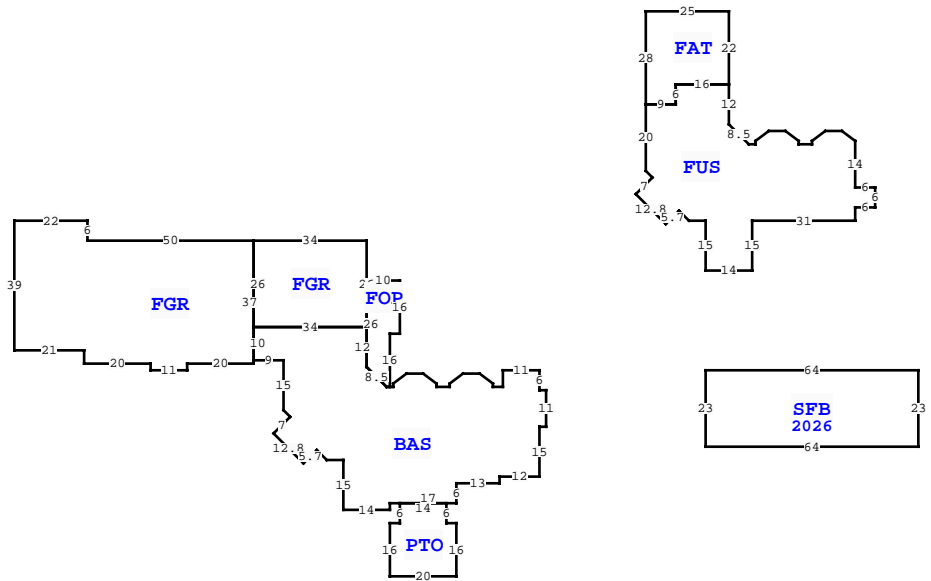
FORT BRUCE H JR/FORT JACALYN A
385 SE NATURE DR
LAKE CITY, FL 32025

2026

11-4S-17-08320-107

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	60		
Interior Floo	12	HARDWOOD	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		5.5	100		
Frame	02	WOOD FRAME	100		
Stories	2.	2.	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		02	
NEIGHBORHOOD/LOC	11417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,015	100		3,015	319,492
FAT	604	20		121	12,822
FGR	884	55		486	51,500
FGR	2,734	55		1,504	159,375
FOP	254	30		76	8,054
FUS	2,174	100		2,174	230,373
PTO	404	5		20	2,120
SFB	1,472	80	2026	1,178	124,830
TOTALS	11,541			8,574	908,565

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	EXCEPT SFR	100%	- 2023		Heated Area: 6661					HX Base Yr 2023	



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			908,565
TOTAL MARKET OB/XF VALUE			57,550
TOTAL LAND VALUE - MARKET			71,535
TOTAL MARKET VALUE			1,037,650
SOH/AGL Deduction			163,644
ASSESSED VALUE			874,006
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			822,595
TOTAL JUST VALUE			1,037,650
NCON VALUE			160,304
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			998,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049640	Remodel	29,100	04/16/2024
000041487	Roof Replacement	50,000	03/09/2021
32720	POOL	300	02/20/2015
15394	SFR	695	04/15/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/2737	9/21/2022	WD	Q	I	01	950,000
GRANTOR: MCDANIEL PAUL						
GRANTEE: FORT BRUCE H JR						
1475/2733	9/15/2022	WD	U	I	11	100
GRANTOR: REED DON						
GRANTEE: MCDANIEL PAUL						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
385 SE NATURE DR, LAKE CITY					04/07/2025	MLU	

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	0170	FPLC 2STRY	0	100	0	1.00	UT	2,750.00	2,750.00	100	2000	2000	3	100	2,750	
2	0166	CONC, PAVMT	0	100	0	3,840.00	UT	1.50	1.50	100	2000	2000	3	100	5,760	
4	0280	POOL R/CON	0	100	40	800.00	UT	70.00	70.00	100	2026	2015		79	44,240	
5	0258	PATIO	0	100	0	1,600.00	UT	3.00	3.00	100	2026	2025		100	4,800	

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[ORIG=0,0] W11 S5 W3 N1 U3L4 W5 D3L4 S1 W4 N1 U3L4 W5 D3L4 S1 W1 W1 U6L6 N12 W34 S10 E9 S15 D2R2 D5L5 D9R9 U4R4 D3R3 E5 S15 E14 N2 E3 E17 N6 E13 N2 E12 N15 E2 N11 W2 N6 \$ FGR=[ORIG=-86,-39] W50 N6 W22 S39 E21 S4 E20 S2 E11 N2 E20 N37 \$ FUS=[ORIG=50,-30] E14 N15 E31 N4 E6 N6 W6 N14 U3L4 W5 D3L4 S1 W4 N1 U3L4 W5 D3L4 S1 W2 U6L6 N12 W16 S6 W9 S20 D2R2 D5L5 D9R9 U4R4 D3R3 E5 S15 \$ FGR=[ORIG=-52,-13] N26 W34 S26 E34 \$ FAT=[ORIG=57,-86] N22 W25 S28 E9 N6 E16 \$ PTO=[ORIG=-42,40] S6 W3 S16 E20 N16 W3 N6 W14 \$ FOP=[ORIG=-45,5] N16 E3 N16 W10 S26 D6R6 E1 \$	

LAND DESCRIPTION		TOTAL OB/XF														57,550								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	5.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	47,595							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.52	AC		1.00	1.00	1.00	9,500.00	9,500.00	23,940							