COMM 421.04 FT N OF SW COR OF SW
N R/W C-245, SE ALONG R/W 715.42
FOR POB, W 326.85 FT, NE 303.32

DUNCAN DIANE E
213 NW GLEASON DR, APT 101
LAKE CITY, FL 32055

2027

14-4S-17-08346-014

BUILDING CHARACTERISTICS

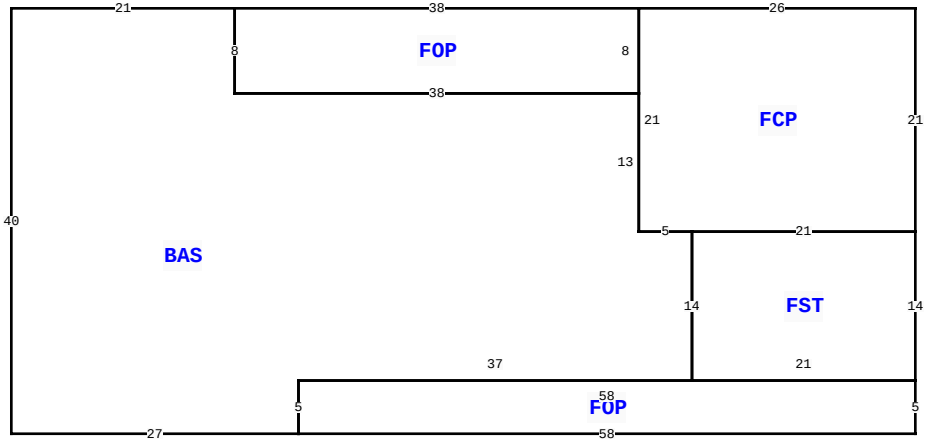
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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 02
NEIGHBORHOOD/LOC	14417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,966	100		1,966	162,127
FCP	546	25		136	11,215
FOP	290	30		87	7,175
FOP	304	30		91	7,504
FST	294	55		162	13,359
TOTALS	3,400			2,442	201,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,442	115.3350	126.87	309,817	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1966 HX Base Yr



298 SE TEVIS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1999	1999	3	40	14,336	
3	0282	POOL ENCL	0	100	30	45	1,350.00	UT	15.00	15.00	100	1999	1999	3	40	8,100	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	75	2005	2005	3	75	1,350	
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,381
TOTAL MARKET OB/XF VALUE		27,186
TOTAL LAND VALUE - MARKET		26,560
TOTAL MARKET VALUE		255,127
SOH/AGL Deduction		110,836
ASSESSED VALUE		144,291
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		87,880
TOTAL JUST VALUE		255,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15475	POOL	100	05/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/217	4/13/2023	LE	U	I	14	100
GRANTOR: DUNCAN DIANE E						
GRANTEE: DUNCAN DIANE E (ENH						
1410/1881	4/28/2020	LE	U	I	14	100
GRANTOR: DIANE E DUNCAN (ENH L						
GRANTEE: BURTON H DUNCAN & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S40 E27 FOP= E58 N5W58 S5$ N5 E37 FST= E21 N14 W21 S14$ N14 FCP= E21 N21 W26S21 E5$ W5 N13 FOP= N8 W38 S8E38$ W38 N8$.

LAND DESCRIPTION

TOTAL OB/XF 27,186

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	1.66	AC		1.00	1.00	1.00	16,000.00	16,000.00	26,560							

REVIEW DATE 04/18/2017 BY RP Total Acres: 1.66 Total Land Value: 26,560 Market: 0 Agricultural: 0 Common: 26,560 PRINTED 11/17/2026 BY SYS