

BEG AT NE COR OF NW1/4 OF NE1/4,
 FT, NW 427.31 FT TO N LINE OF SE
 WITH THE SE'LY R/W SR-247, RUN E

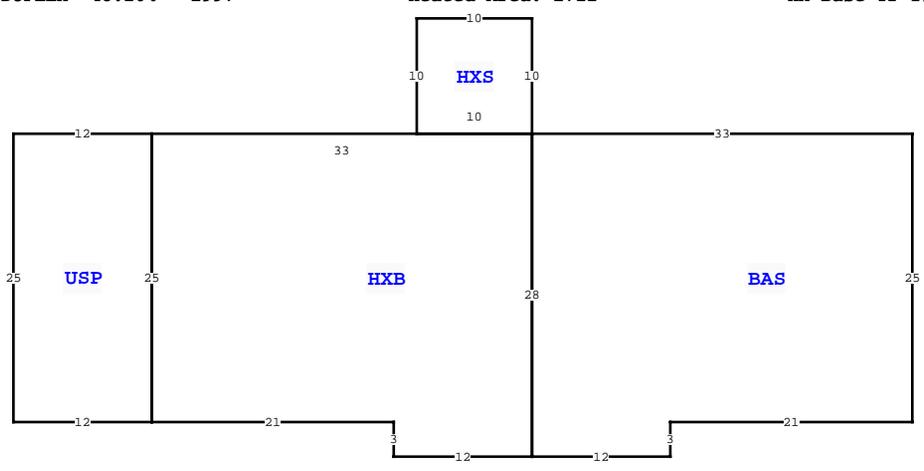
MCDUFFIE MARY ELLEN
 200 SW CALLAHAN AVE
 LAKE CITY, FL 32024

2026

15-4S-16-02987-010


BUILDING CHARACTERISTICS	
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 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2700	03	1,867	117.2850	99.69	186,121	1977	1977	0	0	0	48.00	52.00		
1 DUPLEX		48.26% - 1997		Heated Area: 1722		HX Base Yr 1997								



Quality					
DOR CODE	MAP NUM				
0800MULTI-FAM <10	06				
NEIGHBORHOOD/LOC 15416.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	861	100		861	44,633
HXB	861	100		861	44,633
HXS	100	40		40	2,074
USP	300	35		105	5,443
TOTALS	2,122			1,867	96,783

EXTRA FEATURES																	
L	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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION	
L	USE CODE
1	0800
2	0800

TOTAL OB/XF																									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			RSF-2	0.00	0.00	0.42	AC		1.00	1.00	1.00	22,000.00	22,000.00	9,130							
2	0800	C	MULTI-FAM	0			RSF-2	0.00	0.00	0.42	AC		1.00	1.00	1.00	22,000.00	22,000.00	9,130							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			96,783
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			18,260
TOTAL MARKET VALUE			115,643
SOH/AGL Deduction			11,181
ASSESSED VALUE			104,462
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			79,462
TOTAL JUST VALUE			115,643
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			117,504

LAND:1:1: 1.05 AC'S TOTAL: .53 AC'S AE/Y: .52 AC'S
 BLDG:1:1: BLDG AE/N-HX PULLED OUT ON PLOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050982	Electrical Servic	0	10/07/2024
000041912	Roof Replacement	13,110	05/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0816/2484	2/01/1996	WD Q	Q	I		50,000

GRANTOR: JULIAN H MCCRANIE JR
 GRANTEE: MARY ELLEN MCDUFFIE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W33 HXS= N10 W10 S10 E10\$ HXB= W33 USP= W12 S25 E12 N25\$ S25 E21 S3 E12 N28\$ S28 E12 N3 E21 N25\$.	