LOT 15 WOODLAND CENTRAL.

ORB 461-86, 793-556, 793-557

DURRANCE CHARLENE A
304 SE MOJAVE WAY
LAKE CITY, FL 32025

2027

16-4S-17-08382-285

BUILDING CHARACTERISTICS

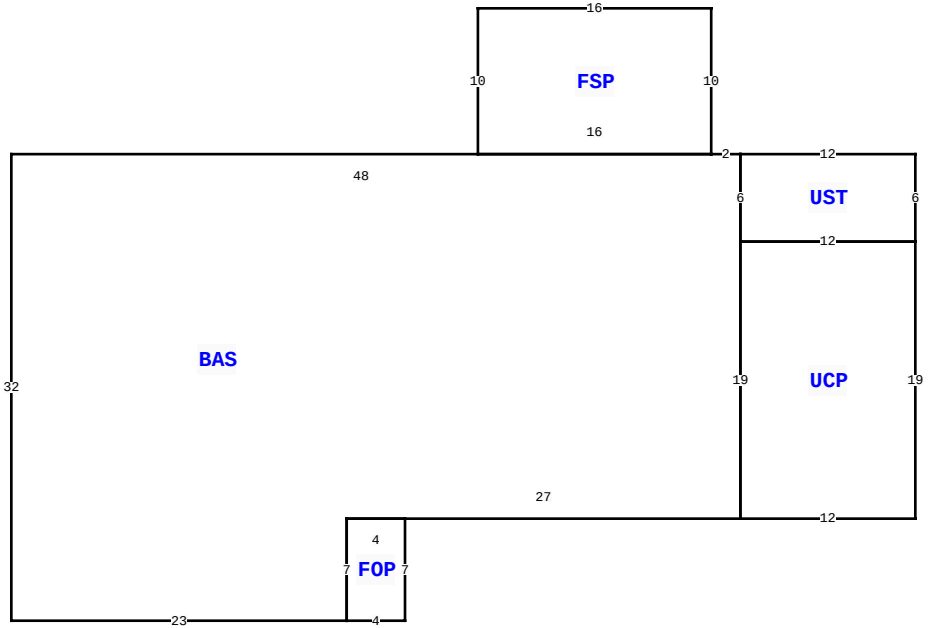
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 06
NEIGHBORHOOD/LOC	16417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,411	100		1,411	113,562
FOP	28	30		8	644
FSP	160	40		64	5,151
UCP	228	20		46	3,702
UST	72	45		32	2,575
TOTALS	1,899			1,561	125,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,561	112.5630	123.82	193,283	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1411 HX Base Yr 1995



304 SE MOJAVE WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	14	20	1.00	UT	0.00	0.00	100	0	0	3	100	985	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0166	CONC,PAVMT	0	100	0	0	626.00	UT	2.00	2.00	100	2004	2004	3	100	1,252	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,634
TOTAL MARKET OB/XF VALUE	3,937
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	152,071
SOH/AGL Deduction	59,124
ASSESSED VALUE	92,947
TOTAL EXEMPTION VALUE	HX HB DX SX 92,947
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	152,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,354

SALE:2:1: $.70 STAMPS

SALE:1:1: LOT 15 WOODLAND CENTRAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0793/0557	7/15/1994	WD	Q	I		47,000
GRANTOR: JOSEPH MIKELL LEE						
GRANTEE: CHARLENE A DURRANCE						
0793/0556	6/23/1994	WD	Q	I	02	0
GRANTOR: SABRA M LEE LINDSEY						
GRANTEE: JOSEPH MIKELL LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FSP= N10 W16 S10 E16$ W48 S32 E23 FOP= E4N7 W4 S7$ N7 E27 UCP= E12 N19 W12 S19$ N19 UST= E12 N6 W12 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 3,937

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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/01/2017 BY DF Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS