COMM NW COR OF NW1/4 OF SE1/4, R
E 100 FT, N 358.60 FT, E 654.41
E 419.72 FT TO W R/W US-441, S A

DURRANCE WILLIAM D/DURRANCE KATHLEEN
8072 N US HIGHWAY 441
LAKE CITY, FL 32055-9727

2027

20-2S-17-04741-000

BUILDING CHARACTERISTICS

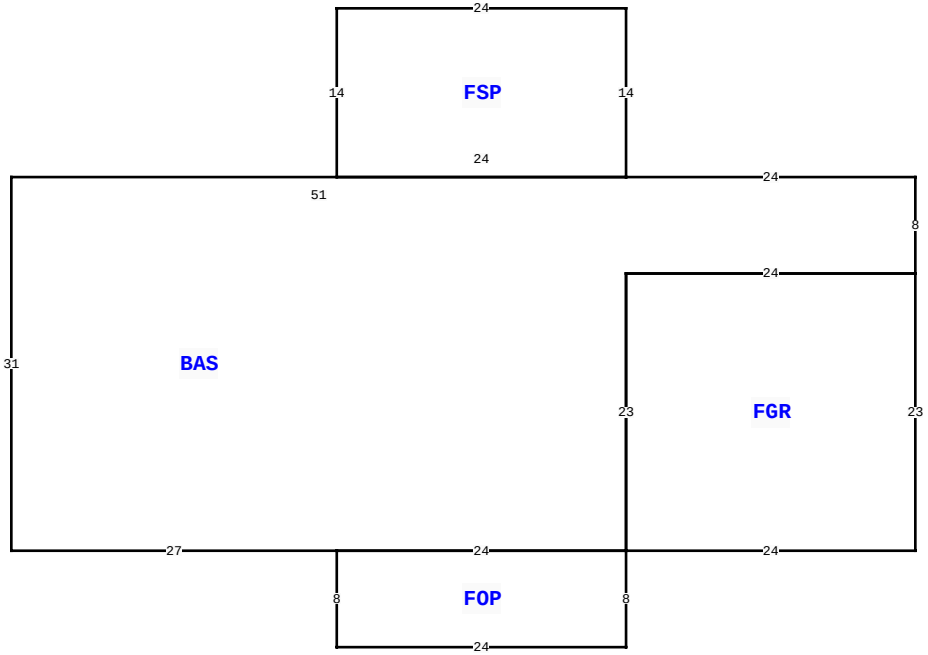
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC		20217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100		1,773	187,932
FGR	552	55		304	32,223
FOP	192	30		58	6,148
FSP	336	40		134	14,203
TOTALS	2,853			2,269	240,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,269	118.9608	130.86	296,921	2006	2006	0	0	0	19.00	81.00

3 SINGLE FAM 100% - 0 Heated Area: 1773 HX Base Yr



8072 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/07/2026 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	0166	CONC,PAVMT	0	100	0	0	858.00	UT	2.50	2.50	100	2006	2006	3	100	2,145	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,794	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		240,506
TOTAL MARKET OB/XF VALUE		4,039
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		260,545
SOH/AGL Deduction		75,165
ASSESSED VALUE		185,380
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,969
TOTAL JUST VALUE		260,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23880	SFR	491	11/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1878	2/21/2024	LE	U	I	14	100
GRANTOR: DURRANCE WILLIAM D (E						
GRANTEE: DURRANCE WILLIAM D						
1192/0577	4/02/2010	WD	U	I	11	100
GRANTOR: WILLIAM D DURRANCE						
GRANTEE: WILLIAM D DURRANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N14 W24 S14 E24$ W51 S31 E27 FOP= S8 E24 N8 W24$ E24 FGR= E24 N23 W24 S23$ N23 E24 N8$.

LAND DESCRIPTION

TOTAL OB/XF 4,039

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	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 08/04/2015 BY DF Total Acres: 1.00 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/17/2026 BY SYS