

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

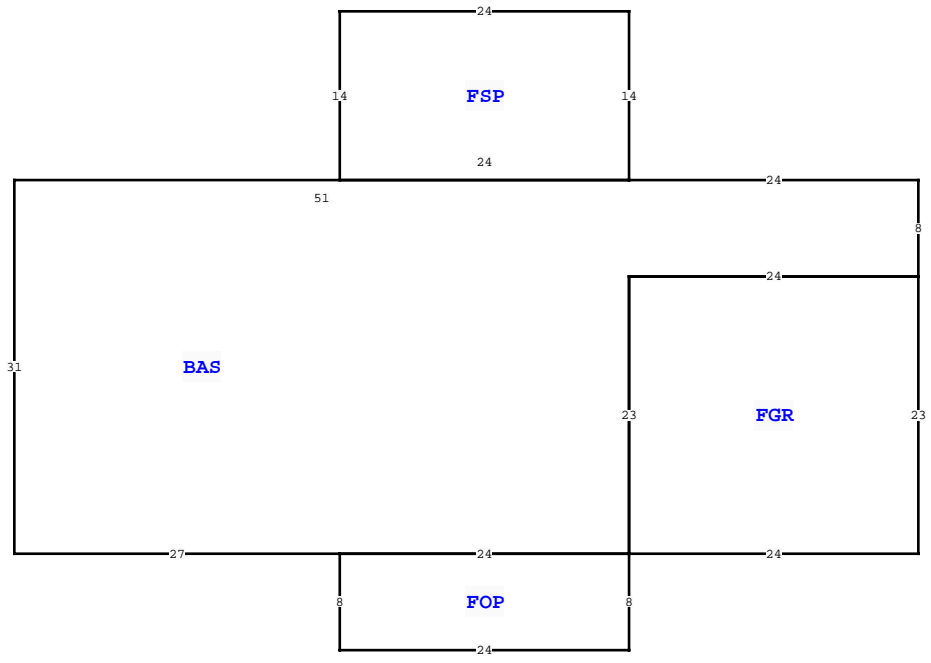
DURRANCE WILLIAM D/DURRANCE KATHLEEN  
8072 N US HIGHWAY 441  
LAKE CITY, FL 32055-9727

**2026**

20-2S-17-04741-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	1,773	100	
FGR	552	55	
FOP	192	30	
FSP	336	40	
TOTALS	2,853		
		2,269	244,881

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	133.24	302,322	2006	2006	0	0	19.00	81.00		
3 SINGLE FAM 100% - 0													
Heated Area: 1773 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		244,881		
TOTAL MARKET OB/XF VALUE		4,039		
TOTAL LAND VALUE - MARKET		16,000		
TOTAL MARKET VALUE		264,920		
SOH/AGL Deduction		84,939		
ASSESSED VALUE		179,981		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		128,570		
TOTAL JUST VALUE		264,920		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		261,443		

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						

EXTRA FEATURES																	
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	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	

TOTAL OB/XF														4,039			
8072 N US HIGHWAY 441 , LAKE CITY																	
														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	
																05/07/2026	
																MLU	

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			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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														