COMM NE COR OF NW1/4 OF SE1/4, R
US-441 FOR POB, RUN S ALONG R/W
417.50 FT, N 417.50 FT, E TO POB

DURRANCE JAMES M LIVING TRUST DATED JANUARY 28, 20
302 SW CREEKSIDE LN
LAKE CITY, FL 32025

2027

20-2S-17-04748-000

BUILDING CHARACTERISTICS

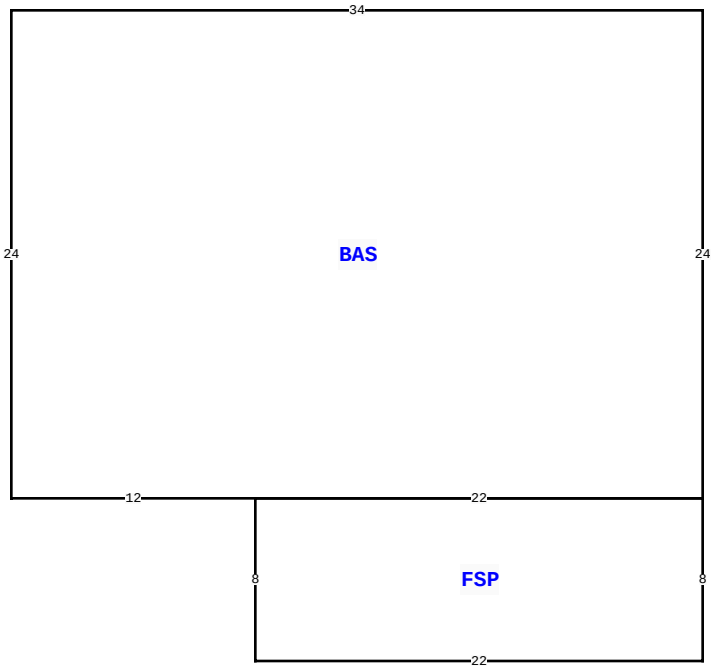
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	816	100		816	8,850
FSP	176	40		70	759
TOTALS	992			886	9,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	886	49.2960	54.23	48,046	1958	1958	0	0	45	35.00	20.00

1 SINGLE FAM 0% - 2021 Heated Area: 816 HX Base Yr



7866 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0040	BARN,POLE	0	0	14	24	336.00	UT	1.05	1.05	100	1994	1994	3	100	353	
2	0296	SHED METAL	0	0	23	14	1.00	UT	0.00	0.00	100	1994	1994	3	100	250	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	250	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	9,610
TOTAL MARKET OB/XF VALUE	953
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	46,563
SOH/AGL Deduction	0
ASSESSED VALUE	46,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,563
TOTAL JUST VALUE	46,563
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047002	Electrical Servic	0	04/19/2023
29493	MAINT/ALTR	25	06/20/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1626	6/13/2024	QC	U	I	11	100
GRANTOR: HARDEN ROBERT						
GRANTEE: DURRANCE JAMES M LI						
1427/2243	1/28/2020	WD	U	I	11	100
GRANTOR: JAMES DURRANCE						
GRANTEE: DURRANCE JAMES M LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S24 E12 FSP= S8 E22 N8 W22$ E22 N24$.

LAND DESCRIPTION

TOTAL OB/XF 953

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	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/17/2026 BY SYS