

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

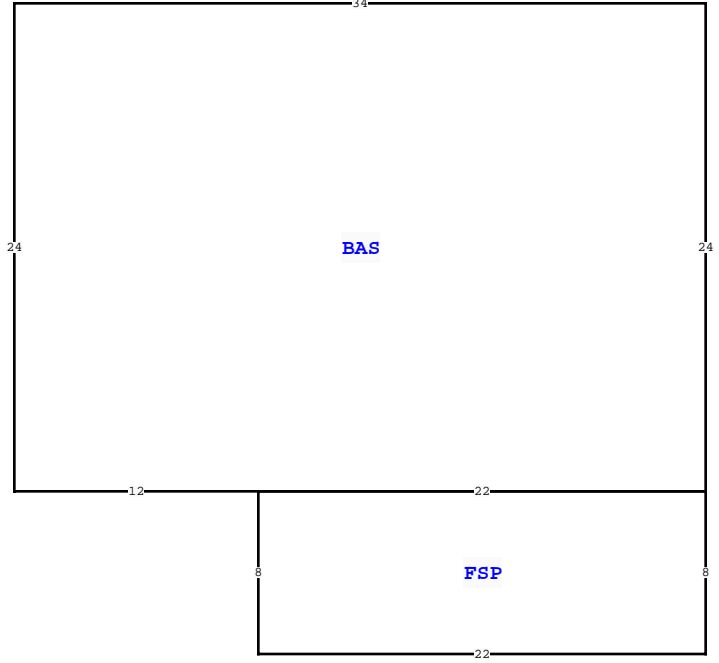
2026

20-2S-17-04748-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	816	100	
FSP	176	40	
TOTALS	992		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	SINGLE FAM	0%	- 2021										
Heated Area: 816 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			9,783
TOTAL MARKET OB/XF VALUE			953
TOTAL LAND VALUE - MARKET			36,000
TOTAL MARKET VALUE			46,736
SOH/AGL Deduction			4,126
ASSESSED VALUE			42,610
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			42,610
TOTAL JUST VALUE			46,736
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			38,736

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						

EXTRA FEATURES		7866 N US HIGHWAY 441 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0040	BARN, POLE	0 0 14 24
2	0296	SHED METAL	0 0 23 14
3	0060	CARPORT F	0 0 0 0
4	0252	LEAN-TO W/	0 0 0 0
5	0252	LEAN-TO W/	0 0 0 0

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	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	100	1994	1994	3	100	250	
3	0060	CARPORT F		0	0	0	0	1.00	UT	0.00	100	1994	1994	3	100	250	
4	0252	LEAN-TO W/		0	0	0	0	1.00	UT	0.00	100	2010	2010	3	100	50	
5	0252	LEAN-TO W/		0	0	0	0	1.00	UT	0.00	100	2010	2010	3	100	50	

BUILDING NOTES	

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

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

TOTAL OB/XF		953