BEG SE COR OF SE1/4 OF NE1/4, RU
N 669.86 FT, E 1309.09 FT, S 667

MCDUFFIE WILLIAM D/MCDUFFIE BARBARA S
304 SW PINEHURST DR
LAKE CITY, FL 32024

**2027**

**25-4S-15-00398-003**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
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| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 25415.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

512 SW CHARLES TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 180,360 |
| TOTAL MARKET VALUE | 24,473 |
| SOH/AGL Deduction | 4,323 |
| ASSESSED VALUE | 20,150 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 20,150 |
| TOTAL JUST VALUE | 187,360 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 187,360 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1474/1559 | 8/26/2022 | LE | U | I | 14 | 100 |
| GRANTOR: MCDUFFIE WILLIAM D | | | | | | |
| GRANTEE: MCDUFFIE WILLIAM D | | | | | | |
| 1257/1262 | 3/18/2013 | QC | U | V | 11 | 100 |
| GRANTOR: CHARLES D CHARLES | | | | | | |
| GRANTEE: CHARLES FAMILY MANA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 19.04 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 8,473 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 19.04 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 171,360 | | | | | | | |

REVIEW DATE 06/04/2025 BY KS Total Acres: 20.04 Total Land Value: 17,473 Market: 171,360 Agricultural: 8,473 Common: 9,000 PRINTED 11/17/2026 BY SYS