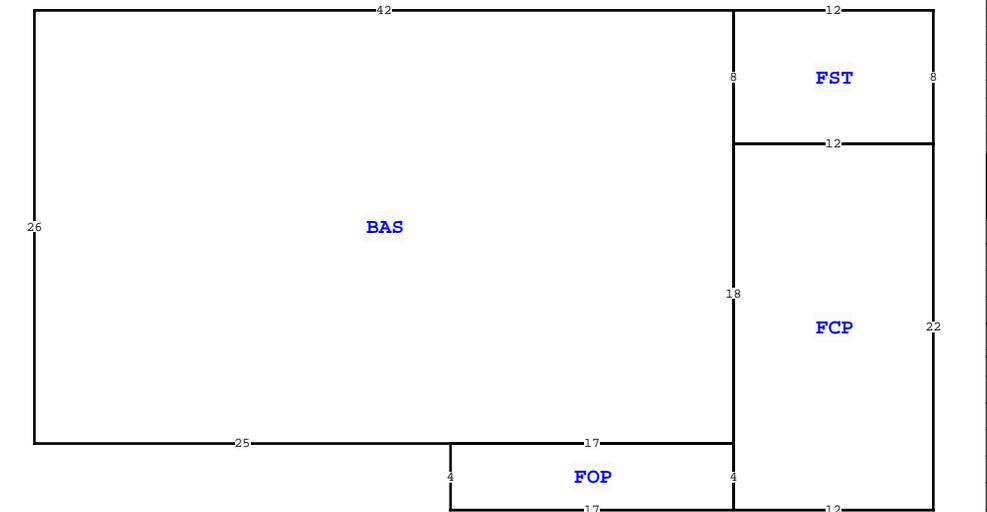


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	06 VINYL ASB 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,231	117.3000	131.38	161,729	1978	1978	0	0	35.00	65.00



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	25416.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	93,254
FCP	264	25		66	5,636
FOP	68	30		20	1,708
FST	96	55		53	4,526
TOTALS	1,520			1,231	105,124

184 SW YOLONDA WAY, LAKE CITY

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	105,124		
TOTAL MARKET OB/XF VALUE	3,868		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	131,492		
SOH/AGL Deduction	0		
ASSESSED VALUE	131,492		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	131,492		
TOTAL JUST VALUE	131,492		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	129,242		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/601	2/16/2026	LE U		I	14	100
GRANTOR: DUCE BYRON E JR						
GRANTEE: DUCE BYRON E JR (EN						
1559/2102	2/02/2026	PB U		I	18	0
GRANTOR: CLERK OF COURT (ANDER						
GRANTEE: DUCE BYRON E JR						

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	0	10	20	UT	2.00	2.00	75	1993	1993	3	75	300	
2	0040	BARN, POLE	0	0	12	12	UT	2.50	2.50	75	1993	1993	3	75	270	
3	0120	CLFENCE 4	0	0	0	0	UT	4.50	4.50	75	1993	1993	3	75	608	
4	0296	SHED METAL	0	0	10	24	UT	11.00	11.00	100	2009	2009	3	100	2,640	
5	0169	FENCE/WOOD	0	0	0	0	UT	0.00	0.00	100	2009	2009	3	100	50	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W42 S26 E25 FOP= S4 E17N4 W17S E17 FCP= S4 E12 N22 W12 S 18S N18 FST= E12 N8 W12S8S N8S.

LAND DESCRIPTION															TOTAL OB/XF									
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		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	25,000.00	22,500.00	22,500							