LOT 4 COUNTRY ACRES S/D.
408-123, DC 1454-1198, PB 1559-2

DUCE BYRON E JR/WARD SUSAN DUCE
179 SE SAINT MARGARET ST
LAKE CITY, FL 32025

2027

25-4S-16-03122-004

BUILDING CHARACTERISTICS

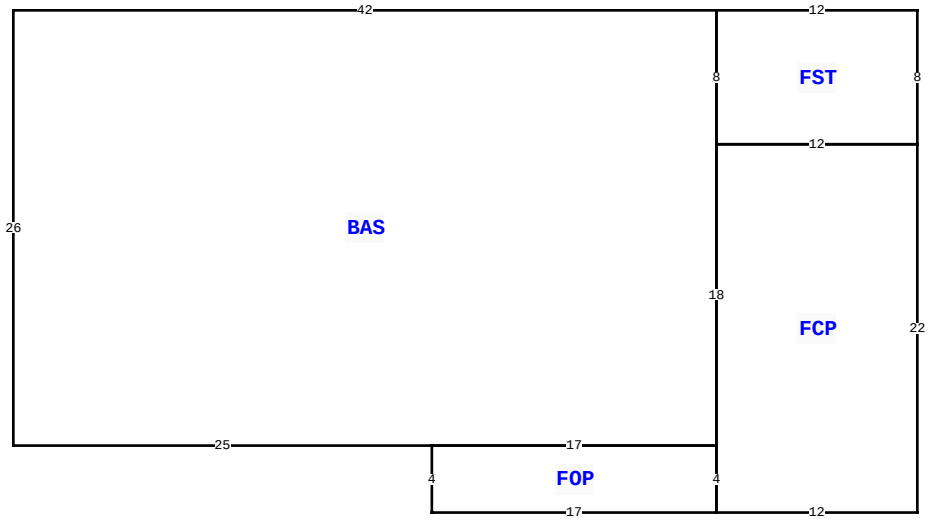
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	91,586
FCP	264	25		66	5,535
FOP	68	30		20	1,678
FST	96	55		53	4,445
TOTALS	1,520			1,231	103,243

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	129.03	158,836	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1092 HX Base Yr



184 SW YOLONDA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	0	10	20	200.00	UT	2.00	2.00	75	1993	1993	3	75	300	
2	0040	BARN,POLE	0	0	12	12	144.00	UT	2.50	2.50	75	1993	1993	3	75	270	
3	0120	CLFENCE 4	0	0	0	0	180.00	UT	4.50	4.50	75	1993	1993	3	75	608	
4	0296	SHED METAL	0	0	10	24	240.00	UT	11.00	11.00	100	2009	2009	3	100	2,640	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	103,243
TOTAL MARKET OB/XF VALUE	3,868
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	129,611
SOH/AGL Deduction	0
ASSESSED VALUE	129,611
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,611
TOTAL JUST VALUE	129,611
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,492

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S26 E25 FOP= S4 E17N4 W17$ E17 FCP= S4 E12 N22 W12 S 18$ N18 FST= E12 N8 W12S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,868

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	25,000.00	22,500.00	22,500							

REVIEW DATE 06/27/2019 BY KR Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS