

LOT 4 HUCKLEBERRY HILL S/D.
901-1135, 1003-920, DC 1074-2306

CLEEK JASON SR/CLEEK TERESACA
262 SE DUANE LN
LAKE CITY, FL 32025

2026

25-4S-17-08739-004
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,804	100	
FOP	32	35	
UOP	200	25	
USP	480	35	
TOTALS	2,516		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2024	Heated Area: 1804		HX Base Yr 2024				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			111,972
TOTAL MARKET OB/XF VALUE			9,898
TOTAL LAND VALUE - MARKET			34,240
TOTAL MARKET VALUE			156,110
SOH/AGL Deduction			15,801
ASSESSED VALUE			140,309
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			88,898
TOTAL JUST VALUE			156,110
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21142	M H	125	10/07/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/342	5/03/2023	WD	Q	I	01	139,900

GRANTOR: MOREY ARLENE
GRANTEE: CLEEK JASON SR
1003/0920 12/09/2003 WD U I 07 25,000
GRANTOR: DLC CATTLE CO INC
GRANTEE: MOREY

EXTRA FEATURES		262 SE DUANE LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0070	CARPORT UF	0 100
3	9945	Well/Sept	0 100
4	0294	SHED WOOD/	0 100

TOTAL OB/XF												9,898				
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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0070	CARPORT UF	0 100	18	18	324.00	UT	2.00	2.00	100	2003	2003	3	100	648	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0 100	10	14	140.00	UT	7.50	7.50	100	2003	2003	3	100	1,050	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W14 W54 S27 E18 E6 N4 E8 S4 E36 N27 \$	
USP=[ORIG=-14,0] N12 W40 S12 E40 \$	
UOP=[ORIG=-50,27] S10 E20 N10 W20 \$	
FOP=[ORIG=-44,27] E8 N4 W8 S4 \$	

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	0200	C	MBL HM	100		00	0.00	0.00	2.14	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,240							