LOT 4 HUCKLEBERRY HILL S/D.

901-1135, 1003-920, DC 1074-2306

CLEEK TERESACA
262 SE DUANE LN
LAKE CITY, FL 32025

2027

25-4S-17-08739-004

BUILDING CHARACTERISTICS

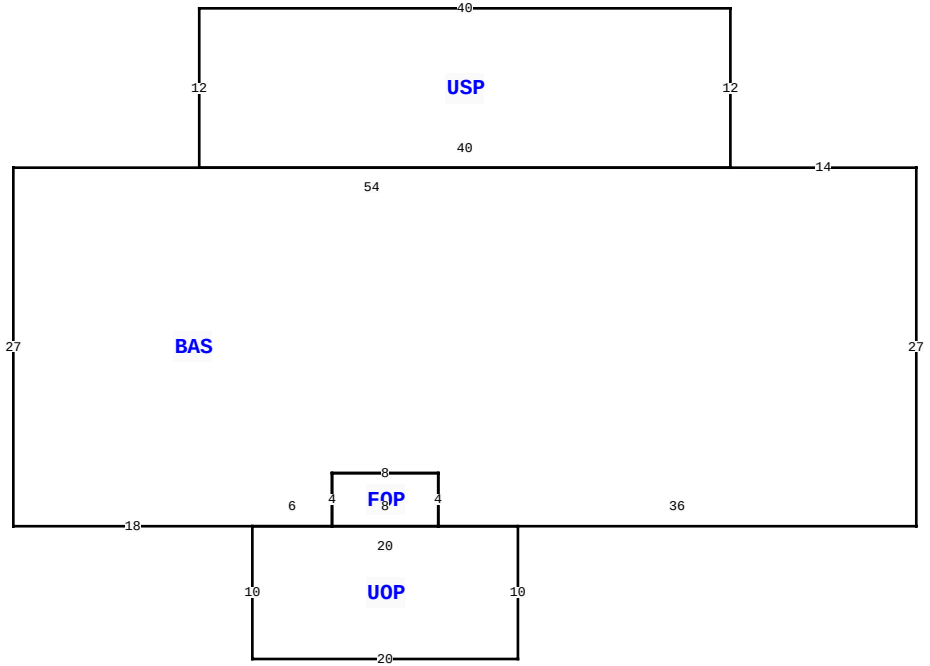
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100		1,804	96,253
FOP	32	35		11	587
UOP	200	25		50	2,668
USP	480	35		168	8,964
TOTALS	2,516			2,033	108,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,033	104.3100	97.01	197,221	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1804 HX Base Yr 2024



262 SE DUANE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,472
TOTAL MARKET OB/XF VALUE		9,898
TOTAL LAND VALUE - MARKET		34,240
TOTAL MARKET VALUE		152,610
SOH/AGL Deduction		8,092
ASSESSED VALUE		144,518
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,107
TOTAL JUST VALUE		152,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,773

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
1579/949	10/07/2026	QC	U	I	11	100
GRANTOR: CLEEK JASON SR						
GRANTEE: CLEEK TERESACA						
1490/342	5/03/2023	WD	Q	I	01	139,900
GRANTOR: MOREY ARLENE						
GRANTEE: CLEEK JASON SR						

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 9,898

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	100		00	0.00	0.00	2.14	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,240							

REVIEW DATE 10/09/2023 BY TP Total Acres: 2.14 Total Land Value: 34,240 Market: 0 Agricultural: 0 Common: 34,240 PRINTED 11/17/2026 BY SYS