LOT 7 HUCKLEBERRY HILL S/D.

LINDA G GRINSTEAD PROB#02-157

GRINSTEAD JAMES RICHARD/GRINSTEAD LINDA GAIL
390 SE DUANE LANE
LAKE CITY, FL 32025

2027

25-4S-17-08739-007

BUILDING CHARACTERISTICS

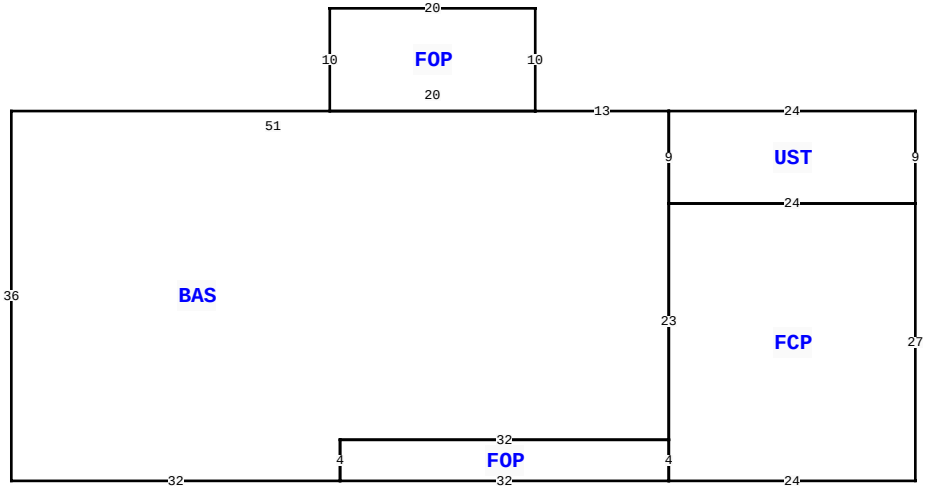
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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 02
NEIGHBORHOOD/LOC	25417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,176	100		2,176	177,299
FCP	648	25		162	13,200
FOP	128	30		38	3,096
FOP	200	30		60	4,889
UST	216	45		97	7,904
TOTALS	3,368			2,533	206,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,533	111.5520	122.71	310,824	1993	1993	0	0	0	33.60	66.40

1 SINGLE FAM 100% - 0 Heated Area: 2176 HX Base Yr



390 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
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	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,387
TOTAL MARKET OB/XF VALUE		9,900
TOTAL LAND VALUE - MARKET		50,640
TOTAL MARKET VALUE		266,927
SOH/AGL Deduction		113,231
ASSESSED VALUE		153,696
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,285
TOTAL JUST VALUE		266,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32134	MAINT/ALTR	50	07/17/2014
003460	SFR	54,000	03/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0504/0431	1/01/1983	WD	Q	I		12,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N10 W20 S10 E20$ W51 S36 E32 FOP= E32 N4 W32 S4$ N4 E32 FCP= S4 E24 N27 W24 S23$ N23 UST= E24 N9W24 S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	100		00	0.00	0.00	4.22	AC		1.00	1.00	1.00	12,000.00	12,000.00	50,640							

REVIEW DATE 06/19/2017 BY BC Total Acres: 4.22 Total Land Value: 50,640 Market: 0 Agricultural: 0 Common: 50,640 PRINTED 11/17/2026 BY SYS