LOT 3 SOUTHERN EXPOSURES UNR: CO
S1/2 OF SEC, RUN S 738.53 FT FOR
1180.90 FT, S 369.27 FT TO C/L O

STARLING DORA RENE
413 SW DUREN PL
LAKE CITY, FL 32024

2027

25-5S-15-00479-303

BUILDING CHARACTERISTICS

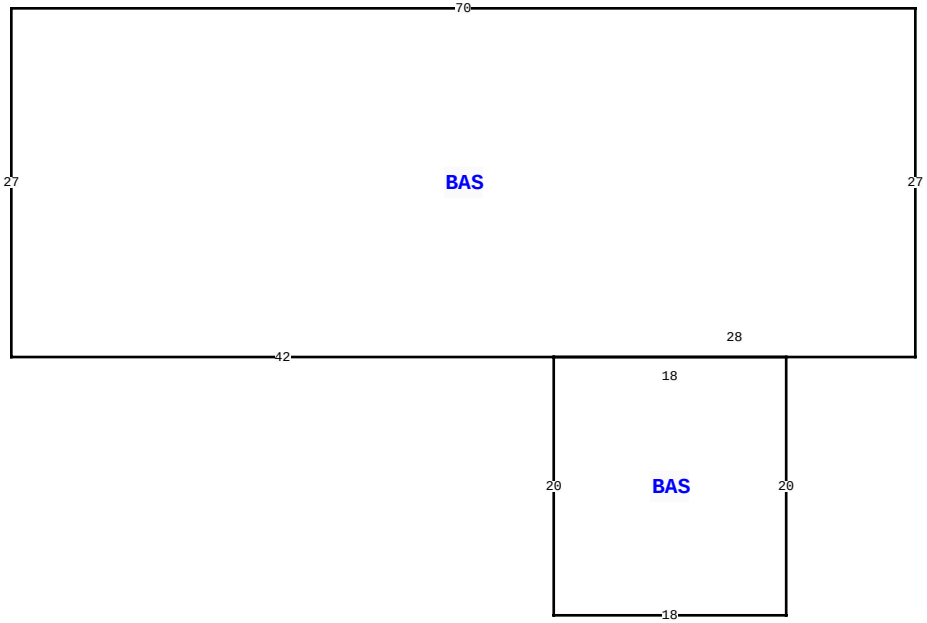
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 70
Roof Cover	03	COMP SHNGL 30
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25515.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	23,819
BAS	1,890	100		1,890	125,052
TOTALS	2,250			2,250	148,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,250	129.3600	120.30	270,675	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 2250 HX Base Yr 2023



413 SW DUREN PL, 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	2004	2004	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,871
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		267,381
SOH/AGL Deduction		185,066
ASSESSED VALUE		82,315
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,904
TOTAL JUST VALUE		267,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056673	New Residential C	349,475	09/28/2026
000056438	Demolition	29,325	08/28/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/1392	3/16/2022	WD	Q	I	01	220,000
GRANTOR: YANG WEIHUA WADE						
GRANTEE: STARLING DORA RENE						
1438/1660	5/11/2021	WD	U	I	12	86,600
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: YANG WEIHUA WADE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S27 E42 BAS= S20 E18 N20 W18$ E28 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,400

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 03/18/2026 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS