

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

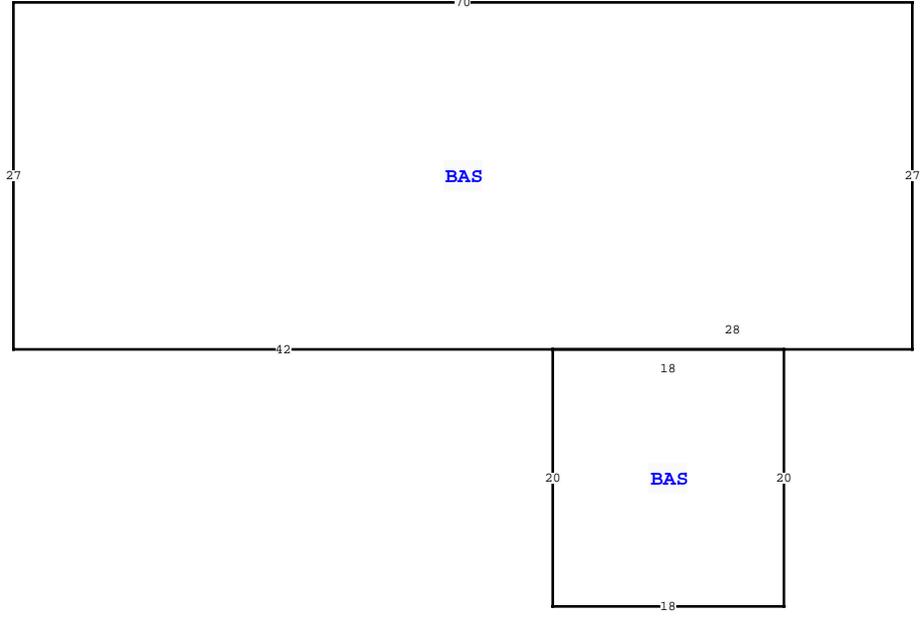
STARLING DORA RENE
413 SW DUREN PL
LAKE CITY, FL 32024

2026

25-5S-15-00479-303

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	70
Roof Cover	03	COMP SHNGL	30
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architectural Units	01	CONV	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
BAS	360	100	
BAS	1,890	100	
TOTALS	2,250		150,480

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%	- 2023	Heated Area: 2250			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			150,480
TOTAL MARKET OB/XF VALUE			8,400
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			268,990
SOH/AGL Deduction			189,073
ASSESSED VALUE			79,917
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			28,506
TOTAL JUST VALUE			268,990
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

EXTRA FEATURES		413 SW DUREN PL, LAKE CITY														
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	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES												

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

LAND DESCRIPTION													TOTAL OB/XF 8,400												
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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110								