E1/2 OF NE1/4 OF SW1/4, EX BEG N
NE1/4 OF SW1/4 & RUN E 210 FT, S
FT, N 420 FT TO POB & EX 4.90 AC

DUKES THEDAS CREEL
290 SE ORMOND WITT ROAD
LAKE CITY, FL 32025

2027

26-5S-17-09394-000

BUILDING CHARACTERISTICS

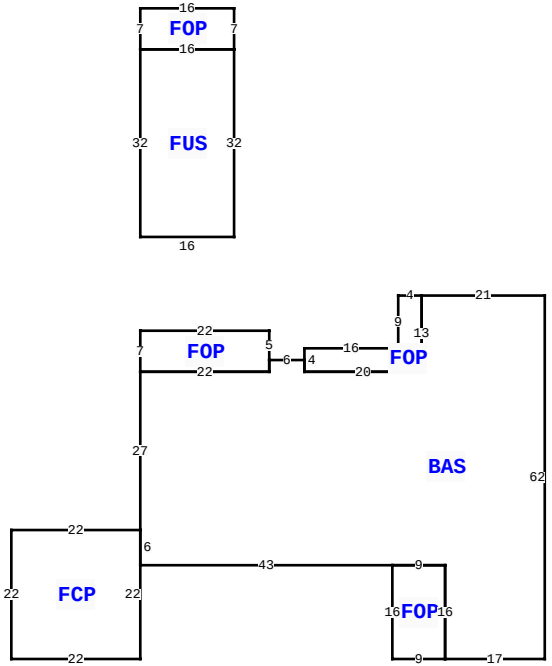
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	25517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,834	100		2,834	238,515
FCP	484	25		121	10,184
FOP	112	30		34	2,861
FOP	116	30		35	2,946
FOP	144	30		43	3,619
FOP	154	30		46	3,871
FUS	512	100		512	43,091
TOTALS	4,356			3,625	305,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,625	117.7050	129.48	469,365	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 3346 HX Base Yr 2025



290 SE ORMOND WITT RD, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	305,087
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	111,350
TOTAL MARKET VALUE	424,137
SOH/AGL Deduction	18,123
ASSESSED VALUE	406,014
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	354,603
TOTAL JUST VALUE	424,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049854	Electrical Servic	0	05/20/2024
000049633	Remodel	9,490	04/16/2024
29638	M H	421	08/17/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/84	2/11/2025	LE	U	I	14	100
GRANTOR: DUKES THEDAS CREEL						
GRANTEE: DUKES THEDAS CREEL						
1529/453	12/02/2024	QC	U	I	11	100
GRANTOR: CREEL JEFFREY A						
GRANTEE: DUKES THEDAS CREEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N62 W21 FOP= W4 S9 W16 S4 E20 N13$ S13 W20 N2 W6 FOP= N5 W22 S7 E22 N2$ S2 W22S27 FCP= W22 S22 E22 N22 $ S6E43 FOP= S16 E9 N16 W9$ E9 S16 E17$ PTR= N72 W69 FUS= N32 FOP= N7 E16 S7 W16$ E16 S32 W16$ E69 S72 $.

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	0	0	3	100	1,200	
2	0010	BARN,BLK	0	100	25	33	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 7,700

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	12.10	AC		1.00	1.00	1.00	8,500.00	8,500.00	102,850							

REVIEW DATE 03/24/2026 BY robin Total Acres: 13.10 Total Land Value: 111,350 Market: 0 Agricultural: 0 Common: 111,350 PRINTED 11/17/2026 BY SYS