



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 80	
Exterior Wall	05	AVERAGE 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 80	
Interior Wall	04	PLYWOOD 20	
Interior Floor	13	LAM/VNLPLK 100	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35617.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	448	100	
UOP	224	20	
TOTALS	672		493 55,048

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2024		Heated Area: 448					HX Base Yr		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			55,048	
TOTAL MARKET OB/XF VALUE			3,000	
TOTAL LAND VALUE - MARKET			63,810	
TOTAL MARKET VALUE			121,858	
SOH/AGL Deduction			11,799	
ASSESSED VALUE			110,059	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			110,059	
TOTAL JUST VALUE			121,858	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			107,664	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31908	SFR	251	04/21/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1826	2/25/2026	WD	U	I	11	100
GRANTOR: CLARK RONALD W						
GRANTEE: HAWKRIDGE RENTALS L						
1486/2542	3/21/2023	WD	Q	I	01	100,000
GRANTOR: ANDERSON PHILIP C						
GRANTEE: CLARK RONALD W						

EXTRA FEATURES												
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
1	9947	Septic	0	0	0	0	1.00	UT 3,000.00	3,000.00	100		3 100

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
181 SE LADUKE CT, LAKE CITY			05/06/2026 MLU		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W28 S16 UOP= S8 E28 N8 W28S E28 N16S.												

LAND DESCRIPTION													TOTAL OB/XF												
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	0100	C	SFR	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	63,000								
2	9630	C	SWAMP	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	270.00	270.00	810								