LOT 9 FAIRFIELD HILLS S/D.
461-133, WD 659-46, WD 1087-817,

DUCHARME MARK STUART/DUCHARME GAYATHRI M
385 NW HORIZON ST
LAKE CITY, FL 32055-7037

2027

28-3S-16-02374-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	2.	2. 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 06

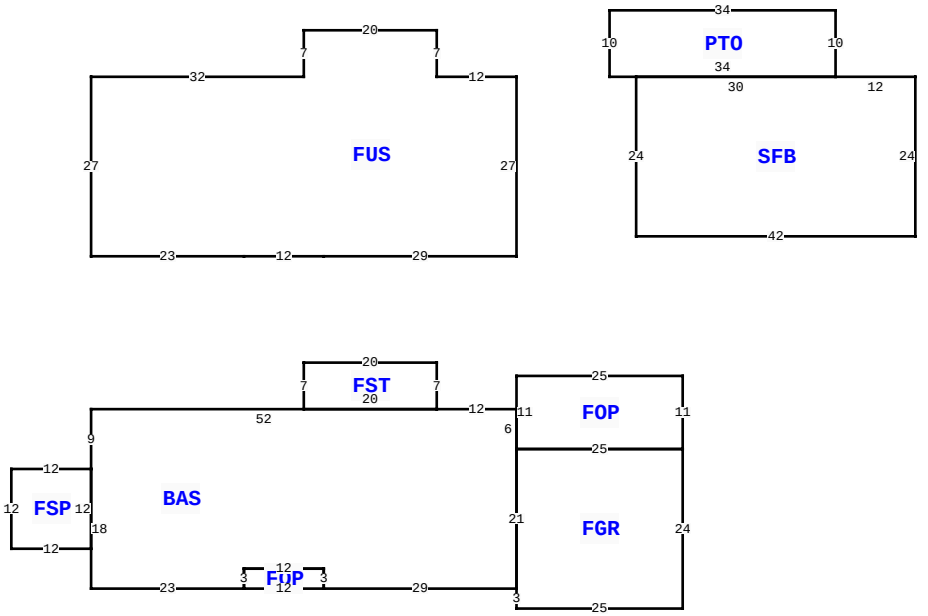
NEIGHBORHOOD/LOC 28316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100		1,692	111,951
FGR	600	55		330	21,835
FOP	36	30		11	728
FOP	275	30		82	5,426
FSP	144	40		58	3,838
FST	140	55		77	5,095
FUS	1,868	100		1,868	123,596
PTO	340	5		17	1,125
SFB	1,008	80		806	53,329
TOTALS	6,103			4,941	326,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	4,941	120.2985	132.33	653,843	1983	1983	0	0	15	35.00	50.00

1 SINGLE FAM 100% - 2013 Heated Area: 4568 HX Base Yr 2013



385 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 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	0280	POOL R/CON	0	100	32	16	578.00	UT	70.00	70.00	100	1983	1983	3	40	16,184	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	326,922
TOTAL MARKET OB/XF VALUE	21,184
TOTAL LAND VALUE - MARKET	27,610
TOTAL MARKET VALUE	375,716
SOH/AGL Deduction	128,439
ASSESSED VALUE	247,277
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	195,866
TOTAL JUST VALUE	375,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	381,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053400	Remodel	37,301	06/18/2025
17798	REMODEL	50	01/04/2001
7680	ADDN SFR	15,000	10/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/1679	9/06/2024	WD	U	I	11	100
GRANTOR: DUCHARME MARK STUART						
GRANTEE: DUCHARME MARK STUAR						
1194/1978	5/03/2010	WD	U	I	12	185,000
GRANTOR: HSBC BANK USA NATIONA						
GRANTEE: MARK STUART DUCHARM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FST= N7 W20 S7 E20$W52S9 FSP= W12 S12 E12 N12$ S18 E23 FOP= E12 N3 W12 S3$ N3 E12 S3 E29 FGR= S3 E25 N24W25 S21$ N21 FOP= E25 N11 W25S11$ N6$ PTR=N50 FUS= W12 N7 W20 S7 W32 S27 E23 E12 E29 N27$ S50$ PTR=N50 E60 SFB= W12 PTO= N10 W34 S10 E34$ W30 S24 E42 N24$ S50 W60$.

LAND DESCRIPTION

TOTAL OB/XF 21,184

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		RSF-2	0.00	0.00	2.51	AC		1.00	1.00	1.00	11,000.00	11,000.00	27,610							

REVIEW DATE 09/06/2018 BY KR Total Acres: 2.51 Total Land Value: 27,610 Market: 0 Agricultural: 0 Common: 27,610 PRINTED 11/17/2026 BY SYS