LOT 21 SUWANNEE VALLEY FARMS S/D
WD 1350-1331, AG 1352-1269, WD 1

MCDUFFIE DANI LYN/MCDUFFIE SHAWN O'NEAL
503 NW CAMBRIDGE HILL WAY
LAKE CITY, FL 32055

2026

29-2S-16-01777-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07

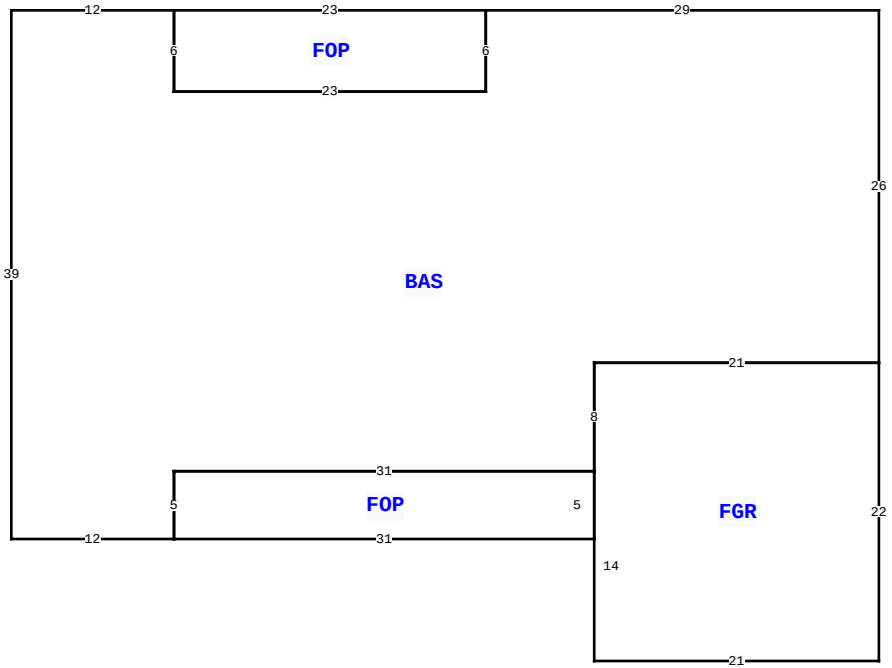
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100		1,930	249,380
FGR	462	55		254	32,820
FOP	138	30		41	5,298
FOP	155	30		46	5,944
TOTALS	2,685			2,271	293,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,271	122.7303	137.46	312,172	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2026 Heated Area: 1930 HX Base Yr 2026



503 NW CAMBRIDGE HILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		293,442
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		339,942
SOH/AGL Deduction		0
ASSESSED VALUE		339,942
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		288,531
TOTAL JUST VALUE		339,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39125	SFR	0	01/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1555/2636	12/04/2025	WD	Q	I	01	485,000
GRANTOR: NAGY DIANNE JOYCE						
GRANTEE: MCDUFFIE DANI LYN						
1391/2202	8/15/2019	WD	Q	V	01	38,500
GRANTOR: KEVIN & APRIL OLIVE						
GRANTEE: ALBERT FRANCIS & DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FOP= W23 S6 E23 N6$ S6 W23 N6 W12 S39 E12 FOP= E31 N5 W31 S5$ N5 E31 FGR= S14 E21 N22 W21 S8$ N8 E21 N26$.

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	0030	BARN,MT	0	100	30	40	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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-3	0.00	0.00	1.00	LT		1.00	1.00	0.90	45,000.00	40,500.00	40,500							

REVIEW DATE 12/18/2025 BY TP Total Acres: 5.08 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 03/24/2026 BY SYS