COMM NE COR OF SW1/4 OF NE1/4,
RUN S 1069.63 FT FOR POB, CONT
S 460.94 FT, S 6 DEG W 155.66

DUKES JAMES GREGORY/DUKES CINDY DIANE
13412 LITEWOOD DR
HUDSON, FL 34669

2027

29-6S-16-03969-017

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,426
TOTAL MARKET VALUE	10,426
SOH/AGL Deduction	0
ASSESSED VALUE	10,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,426
TOTAL JUST VALUE	10,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,426

LAND:1:1: ODD SHAPE, LAND LOCKED

SALE:1:1: SMITH HUGHES PEDONE DEEDED OUT THEIR SHA

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/0375	12/17/2009	WD	Q	V	01	12,500
GRANTOR: CAROL A MAGOON-BLANE						
GRANTEE: JAMES & CINDY DUKES						
0767/1122	12/12/1991	WD	Q	V	02	0
GRANTOR: SMITH ETAL						
GRANTEE: CAROL MAGOON						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	0.40	6,500.00	2,600.00	10,426							

REVIEW DATE 06/10/2026 BY AJ Total Acres: 4.01 Total Land Value: 10,426 Market: 0 Agricultural: 0 Common: 10,426 PRINTED 11/17/2026 BY SYS