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

**2026**

**29-6S-16-03969-017**

## COLUMBIA COUNTY PROPERTY



### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### 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 |
|---|---|---|---|
| | | | |

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

### 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 05/14/2024 BY MLU Total Acres: 4.01 Total Land Value: 10,426 Market: 0 Agricultural: 0 Common: 10,426 PRINTED 05/08/2026 BY SYS