

LOT 1 BLOCK 1 UNIT 1 GWEN LAKE E
704-789, DC FOR IVA WILLIAMS 895

DUKES DANIEL A/DUKES DENISE M
8731 57TH TRAIL
LAKE BUTLER, FL 32054

2026

31-3S-17-05965-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 90
Exterior Wall	32 HARDIE BRD 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	31317.010 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,923	120.6860	137.58	264,566	1957	1995	0	0	30.00	70.00

1 SINGLE FAM 0% - 0 Heated Area: 1928 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			185,196
TOTAL MARKET OB/XF VALUE			3,800
TOTAL LAND VALUE - MARKET			14,398
TOTAL MARKET VALUE			203,394
SOH/AGL Deduction			0
ASSESSED VALUE			203,394
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			203,394
TOTAL JUST VALUE			203,394
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,750

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	16,179
BAS	528	100		528	50,849
BAS	1,160	100		1,160	111,715
FOP	30	30		9	867
SFB	72	80		58	5,586
TOTALS	1,958			1,923	185,196

709 NW PALM DR, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/27/2022 MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3882	ADDN SFR	56	08/24/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/1503	3/25/2014	QC	U	I	11	7,500

GRANTOR: LARRY BUTLER
GRANTEE: DANIEL A & DENISE M
1255/0133 5/16/2013 QC U I 11 100
GRANTOR: WANDA GAIL ELLER (SIN)
GRANTEE: LARRY BUTLER (SINGL)

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	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	2,000.00	2,000.00	50	0	0	3	50	1,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
3	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

BUILDING NOTES														
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BUILDING DIMENSIONS
BAS= W12 S10 BAS= W12 BAS= W40 S29 E34 FOP= S5 E6 N5 W6\$E6
N29\$S14 E12 N14\$ S15 E24 N19 SFB= N6 W12 S6 E12\$ W12 N6\$.

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		*RSF-1	0.00	0.00	15,155.84	SF		1.00	1.00	1.00	0.95	0.95	14,398							