W1/2 OF SE1/4 OF NW1/4 OF NE1/4,
FOR RD R/W. (AKA S1/2 PARCEL 14)

DUDA STEVEN/DUDA ELAINE
275 NW KELLY LAKE CT
LAKE CITY, FL 32055-5067

**2027**

**32-2S-16-01812-011**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0201 | MODULAR HOME |

MAP NUM | MKT AREA 03

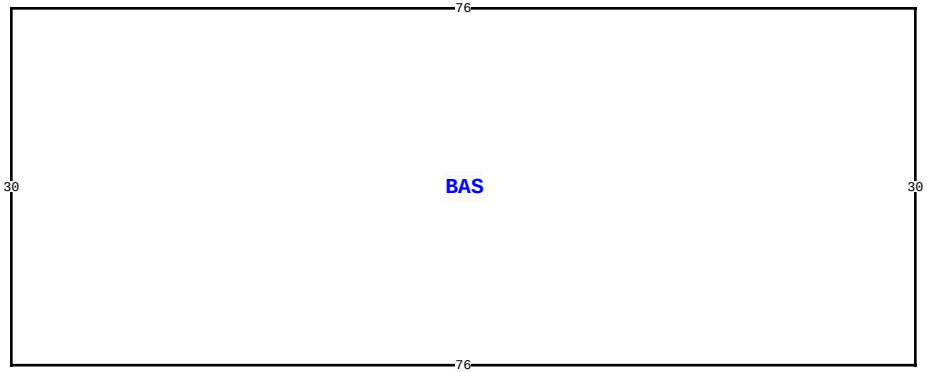
NEIGHBORHOOD/LOC 32216.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,280 | 100 | | 2,280 | 123,532 |
| TOTALS | 2,280 | | | 2,280 | 123,532 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0210 | 01 | 2,280 | 104.8000 | 98.51 | 224,603 | 2007 | 2007 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MODULAR 1 0% - 2021 Heated Area: 2280 HX Base Yr




440 NW WEIGHTTY GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/11/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 123,532 |
| TOTAL MARKET OB/XF VALUE | 9,406 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 177,938 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 177,938 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 177,938 |
| TOTAL JUST VALUE | 177,938 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 177,938 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 25741 | SFR | 325 | 04/24/2007 |
| 6751 | M H | 60 | 01/14/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1080/0520 | 4/10/2006 | WD | Q | I | | 50,000 |
| GRANTOR: SANDRA KEEN | | | | | | |
| GRANTEE: STEVEN & ELAINE DUD | | | | | | |
| 1078/0703 | 3/17/2006 | WD | Q | I | | 25,000 |
| GRANTOR: CAROL JONES | | | | | | |
| GRANTEE: SANDRA KEEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 3 | 34 | 102.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 306 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 25 | 22 | 550.00 | UT | 12.00 | 12.00 | 100 | 2007 | 2007 | 3 | 100 | 6,600 | |
| 3 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2007 | 2007 | 3 | 100 | 1,200 | |
| 4 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 5 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 400 | |
| 6 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,406

| 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 | 0201 | C | MOD HOME | 0 | | 00 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 45,000 | | | | | | | |

REVIEW DATE 01/03/2023 BY JD Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS