LOT 16 BLOCK A CYPRESS LAKE S/D.
DC 1136-1361, PB 1324-89, WD 132

LEE IRA D JR/LEE WANDA N
144 SW WOOD DUCK CT
LAKE CITY, FL 32024

2027

33-3S-16-02434-016

BUILDING CHARACTERISTICS

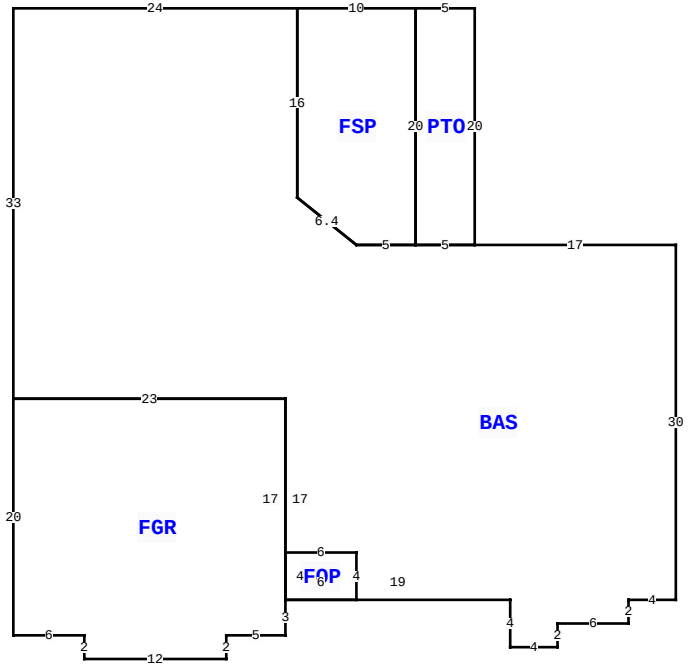
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,807	100		1,807	203,847
FGR	484	55		266	30,008
FOP	24	30		7	789
FSP	190	40		76	8,574
PTO	100	5		5	564
TOTALS	2,605			2,161	243,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,161	149.0188	163.92	354,231	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 2022 Heated Area: 1807 HX Base Yr 2022



144 SW WOOD DUCK CT, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	100	0	0	1,503.00	UT	1.50	1.50	100	1996	1996	3	100	2,255	
2	0080	DECKING	0	100	14	20	280.00	UT	5.00	5.00	75	1996	1996	3	75	1,050	
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	14.00	14.00	100	2007	2007	3	100	1,680	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		243,782
TOTAL MARKET OB/XF VALUE		4,985
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		283,767
SOH/AGL Deduction		36,809
ASSESSED VALUE		246,958
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,547
TOTAL JUST VALUE		283,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,199

SALE:1:1: LOT 16 BLK A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10742	SFR	295	02/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/374	6/03/2021	WD	Q	I	01	273,000
GRANTOR: SPENCER MICHAEL TRUST						
GRANTEE: LEE IRA D JR						
1327/2375	12/15/2016	WD	U	I	11	100
GRANTOR: MICHAEL SPENCER						
GRANTEE: MICHAEL SPENCER AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S33 FGR= S20 E6 S2 E12 N2 E5 N3 FOP= E6 N4 W6 S4$
N17 W23$ E23 S17 E19 S4 E4 N2 E6 N2 E4 N30 W17 PTO= N20 W5
S20 E5$ W5 FSP= N20 W10 S16 D4 R5 E5 $ W5 L5 U4 N16$.

LAND DESCRIPTION

TOTAL OB/XF 4,985

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		RSF-1	230.00	271.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/16/2023 BY JB Total Acres: 1.43 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS