

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

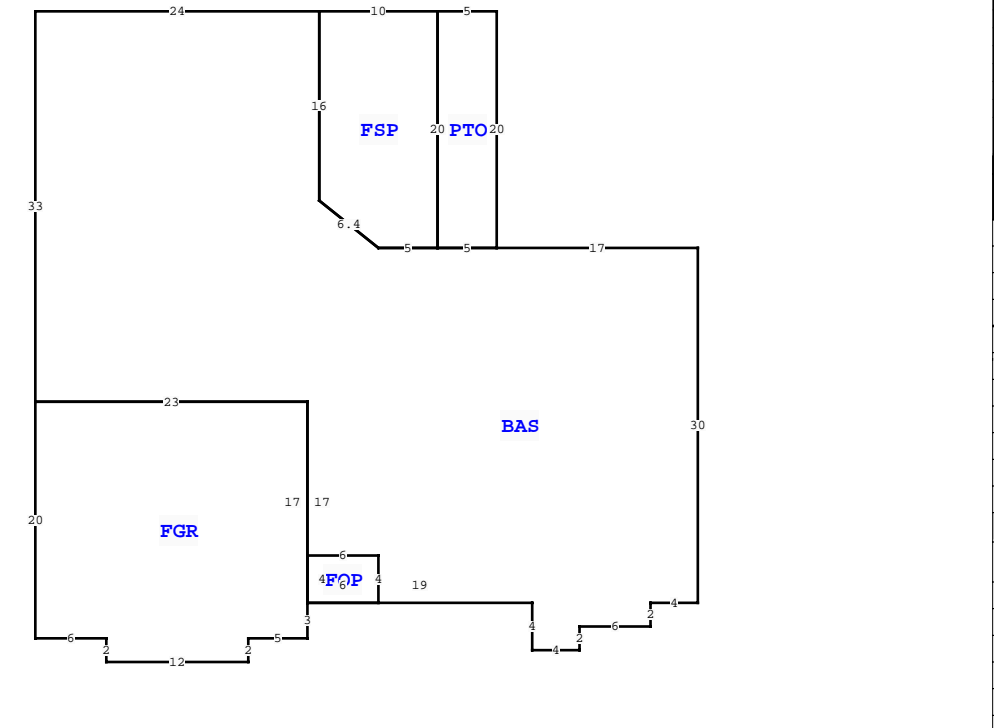
LEE IRA D JR/LEE WANDA N
144 SW WOOD DUCK CT
LAKE CITY, FL 32024

2026

33-3S-16-02434-016
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	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

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	166.90	360,671	1996	1996	0	0	31.18	68.82



MAP NUM	MKT AREA	06				
33316.020	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	1,807	100		1,807	207,553
	FGR	484	55		266	30,553
	FOP	24	30		7	804
	FSP	190	40		76	8,729
	PTO	100	5		5	575
TOTALS		2,605			2,161	248,214

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		248,214	
TOTAL MARKET OB/XF VALUE		4,985	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		288,199	
SOH/AGL Deduction		48,434	
ASSESSED VALUE		239,765	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		188,354	
TOTAL JUST VALUE		288,199	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,094	

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

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

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

TOTAL OB/XF												4,985	
144 SW WOOD DUCK CT, LAKE CITY													
BLD DATE		LGL DATE		LAND DATE		04/03/2025		MLU					
XF DATE		AG DATE											
INC DATE													

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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1230.00	271.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							