E 20 FT OF LOT 10 & ALL OF LOTS
BLOCK 2 MORNINGSIDE HEIGHTS S/D.

MILLER JENNIFER LYNN
1409 E DUVAL ST
LAKE CITY, FL 32055

2027

33-3S-17-06393-000

BUILDING CHARACTERISTICS

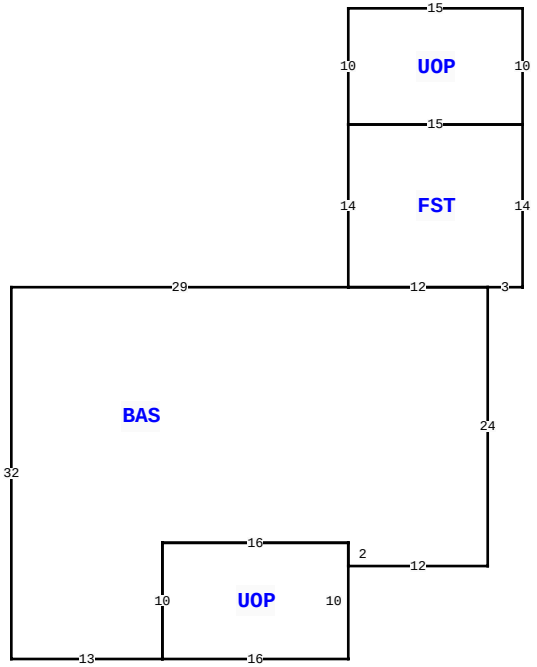
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	38,270
FST	210	55		116	4,204
UOP	150	20		30	1,087
UOP	160	20		32	1,160
TOTALS	1,576			1,234	44,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,234	82.3680	90.60	111,800	1950	1950	10	0	15	35.00	40.00

1 SINGLE FAM 0% - 2021 Heated Area: 1056 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

1409 E DUVAL ST, LAKE CITY

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	0210	GARAGE U	0	0	21	23	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,275	
2	0294	SHED WOOD/	0	0	9	11	99.00	UT	2.50	2.50	100	1994	1994	3	100	248	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	44,720
TOTAL MARKET OB/XF VALUE	1,723
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	88,443
SOH/AGL Deduction	0
ASSESSED VALUE	88,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,443
TOTAL JUST VALUE	88,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31526	MAINT/ALTR	95	10/16/2013
30904	MAINT/ALTR	0	04/04/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/558	12/01/2020	QC	U	I	11	100
GRANTOR: TIMMONS RONALD						
GRANTEE: MILLER JENNIFER LYN						
1423/0585	10/27/2020	WD	Q	I	01	69,900
GRANTOR: PATRICIA ANN NEWTON P						
GRANTEE: RONLAD TIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S32 E13 UOP= E16 N10 W16 S10$ N10 E16 S2 E12 N24
FST= E3 N14 UOP= N10 W15 S10 E15$ W15 S14 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 1,723

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	0		CI	140.00	200.00	28,000.00	SF		1.00	1.00	0.60	2.50	1.50	42,000							

REVIEW DATE 01/05/2017 BY DF Total Acres: 0.64 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS