COMM NE COR OF NE1/4 OF NW1/4, S
FT TO S R/W OF S.A.L. RR, S 6 DE
DEG W 74 FT, N 6 DEG E 105 FT TO

TUCKER CLARENCE JR/TUCKER SELENA M
1356 NE WASHINGTON ST
LAKE CITY, FL 32055

**2027**

**33-3S-17-06441-000**

## BUILDING CHARACTERISTICS

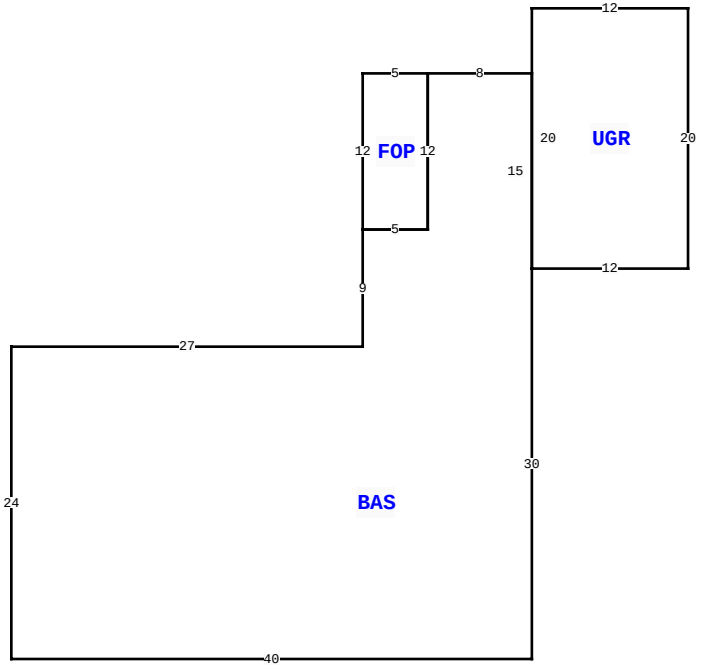
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 3. | 3. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 33317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,173 | 100 | | 1,173 | 84,470 |
| FOP | 60 | 30 | | 18 | 1,296 |
| UGR | 240 | 45 | | 108 | 7,777 |
| TOTALS | 1,473 | | | 1,299 | 93,543 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,299 | 119.0280 | 130.93 | 170,078 | 1960 | 1960 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1173 HX Base Yr




1356 NE WASHINGTON ST, LAKE CITY

| | | |
|---|---|---|
| BLD DATE | 10/28/2024 JB | LGL DATE |
| XF DATE | | LAND DATE |
| INC DATE | | AG DATE |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 93,543 |
| TOTAL MARKET OB/XF VALUE | | 500 |
| TOTAL LAND VALUE - MARKET | | 1,851 |
| TOTAL MARKET VALUE | | 95,894 |
| SOH/AGL Deduction | | 55,509 |
| ASSESSED VALUE | | 40,385 |
| TOTAL EXEMPTION VALUE | HX HB WX | 30,000 |
| BASE TAXABLE VALUE | | 10,385 |
| TOTAL JUST VALUE | | 95,894 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 97,595 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000056129 | Electrical Servic | | 07/21/2026 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1521/1002 | 7/01/2024 | QC | U | I | 11 | 100 |
| GRANTOR: ROBINSON TERESA T | | | | | | |
| GRANTEE: TUCKER CLARENCE JR | | | | | | |
| 1025/2816 | 6/25/2004 | QC | Q | I | 06 | 100 |
| GRANTOR: SELENA M TUCKER, WIDO | | | | | | |
| GRANTEE: TUCKER SELENA M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W27 S24 E40 N30 UGR= E12 N20 W12 S20$ N15 W8 FOP= W5 S12 E5 N12$ S12 W5 S9$.

## 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 500

| 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/MH | 0.00 | 0.00 | 7,405.00 | SF | | 1.00 | 1.00 | 1.00 | 0.25 | 0.25 | 1,851 | | | | | | | |

REVIEW DATE 07/16/2026 BY KS Total Acres: 0.17 Total Land Value: 1,851 Market: 0 Agricultural: 0 Common: 1,851 PRINTED 11/17/2026 BY SYS