

COMM NW COR OF NE1/4, RUN S 1503
 235.15 FT TO POB, E 229.50 FT, S
 203.60 FT, N 173.88 FT TO POB.

DURRANCE JAMES M/DURRANCE SHANNON M
 302 SW CREEKSIDE LN
 LAKE CITY, FL 32024

2026

35-3S-17-07286-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 7,650 TOTAL MARKET VALUE 7,650 SOH/AGL Deduction 0 ASSESSED VALUE 7,650 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,650 TOTAL JUST VALUE 7,650 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 7,650											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1543/2040 6/20/2025 QC U V 11 100 GRANTOR: DEPRATTER RUSSELL S GRANTEE: DURRANCE JAMES M 1540/2213 5/22/2025 QC U V 11 100 GRANTOR: ROBERTS GARY GRANTEE: DEPRATTER RUSSELL S											
MAP NUM		06																		BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC		35317.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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															
																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE														
																	TOTAL OB/XF 0														
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	0000	C	VAC RES	0			0.00	0.00	0.90	AC		1.00	1.00	1.00	8,500.00	8,500.00	7,650														
REVIEW DATE 03/16/2020 BY CP Total Acres: 0.90 Total Land Value: 7,650 Market: 0 Agricultural: 0 Common: 7,650 PRINTED 05/08/2026 BY SYS																															