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

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 06/19/2026 BY SYS