(AKA PRCL "D" DUFFE' S/D UNR):
COMM NE COR OF S1/2 OF NE1/4,
RUN S 773.59 FT, W 857.97 FT

DURHAM KENNETH R/DURHAM REBECCA L
P O BOX 904
LAKE CITY, FL 32056-0904

2027

36-3S-15-00302-104

BUILDING CHARACTERISTICS

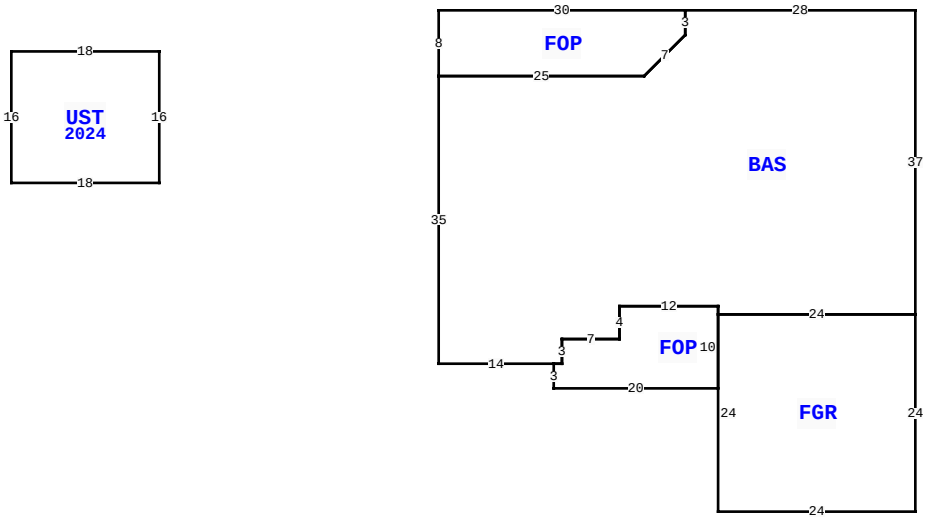
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100		2,018	234,162
FGR	576	55		317	36,784
FOP	165	30		50	5,802
FOP	228	30		68	7,890
UST	288	45	2024	130	15,085
TOTALS	3,275			2,583	299,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	119.8736	131.86	340,594	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2014 Heated Area: 2018 HX Base Yr 2014



307 SW WAVERLY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	536.00	UT	2.00	2.00	100	2013	2013	3	100	1,072	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,900	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2019	2019	3	89	31,898	
5	0020	BARN,FR	0	100	20	20	400.00	UT	10.00	10.00	100	2019	2019	3	100	4,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	4,400.00	4,400.00	100	2024	2023		100	4,400	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2024	2023		100	1,300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		299,723
TOTAL MARKET OB/XF VALUE		45,970
TOTAL LAND VALUE - MARKET		100,700
TOTAL MARKET VALUE		446,393
SOH/AGL Deduction		157,318
ASSESSED VALUE		289,075
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		237,664
TOTAL JUST VALUE		446,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051832	Roof Replacement	17,000	12/13/2024
35972	MAINT/ALTR	223	11/07/2017
35484	POOL	269	06/27/2017
30779	SFR	869	02/13/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/1313	12/15/2012	WD	Q	V	01	30,800

GRANTOR: FAYE R DUFFE

GRANTEE: KENNETH R & REBECCA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S3 D5L5 W25 S35 E14 E1 N3 E7 N4 E12 S1 E24 N37 $
FGR=[ORIG=-24,37] S24 E24 N24 W24 $
FOP=[ORIG=-28,0] W30 S8 E25 U5R5 N3 $
FOP=[ORIG=-44,43] S3 E20 N10 W12 S4 W7 S3 W1 $
UST=[YR=2024;ORIG=-110,5] E18 S16 W18 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 45,970

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		A-1	0.00	0.00	10.60	AC		1.00	1.00	1.00	9,500.00	9,500.00	100,700							

REVIEW DATE 07/18/2023 BY KS Total Acres: 10.60 Total Land Value: 100,700 Market: 0 Agricultural: 0 Common: 100,700 PRINTED 11/16/2026 BY SYS