

THE N 500 FT OF: COMM NE COR OF
 RUN S 208 FT, W 15 FT FOR POB, C
 FT, S 655.47 FT, SE 396.47 FT, S

DUNCAN KAYLA/CHANDLER SEAN
 292 NW HACKNEY TERR
 LAKE CITY, FL 32055

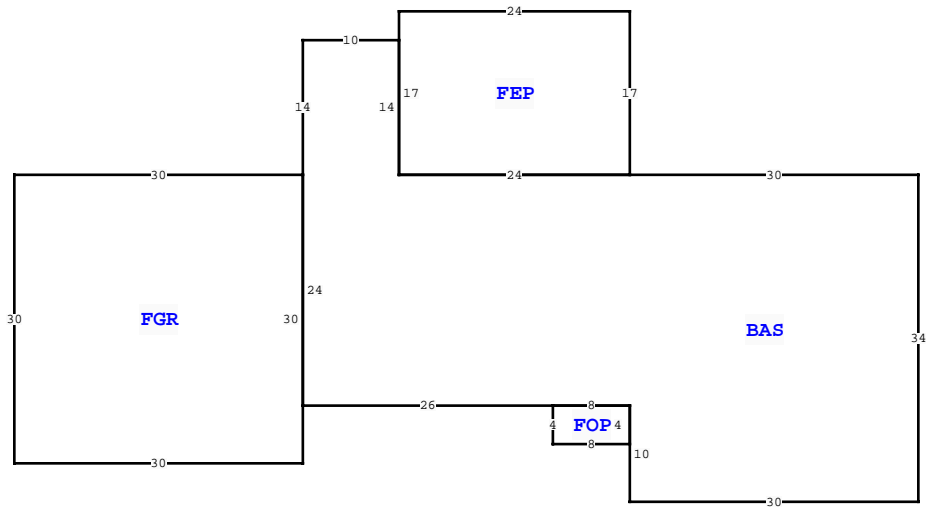
2026

36-3S-16-02590-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	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	06
NEIGHBORHOOD/LOC	36316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,976	100	
FEP	408	80	
FGR	900	55	
FOP	32	30	
TOTALS	3,316		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025								
Heated Area: 1976 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			219,712
TOTAL MARKET OB/XF VALUE			3,106
TOTAL LAND VALUE - MARKET			116,365
TOTAL MARKET VALUE			339,183
SOH/AGL Deduction			56,827
ASSESSED VALUE			282,356
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			230,945
TOTAL JUST VALUE			339,183
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31394	MAINT/ALTR	70	08/27/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/27	12/03/2024	WD	Q	I	01	400,000
GRANTOR: DOUG AND JUNE EPPERSON						
GRANTEE: DUNCAN KAYLA						
1332/1205	1/19/2017	PR	U	I	30	0
GRANTOR: WILLIAM D EPPERSON &						
GRANTEE: DOUG AND JUNE EPPER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	0
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0
3	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	1993
4	0070	CARPORT UF	0	100	10	18	UT	3.00	3.00	40	1993
5	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2014
6	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2014
7	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2014
8	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2014
9	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2014

TOTAL OB/XF												3,106
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W30 W24 N14 W10 S14 S24 E26 E8 S10 E30 N34 \$						
FGR=[ORIG=-64,0] W30 S30 E30 N30 \$						
FEP=[ORIG=-30,0] N17 W24 S17 E24 \$						
POP=[ORIG=-38,24] S4 E8 N4 W8 \$						

LAND DESCRIPTION												TOTAL OB/XF												3,106
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	13.69	AC		1.00	1.00	1.00	8,500.00	8,500.00	116,365							