

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

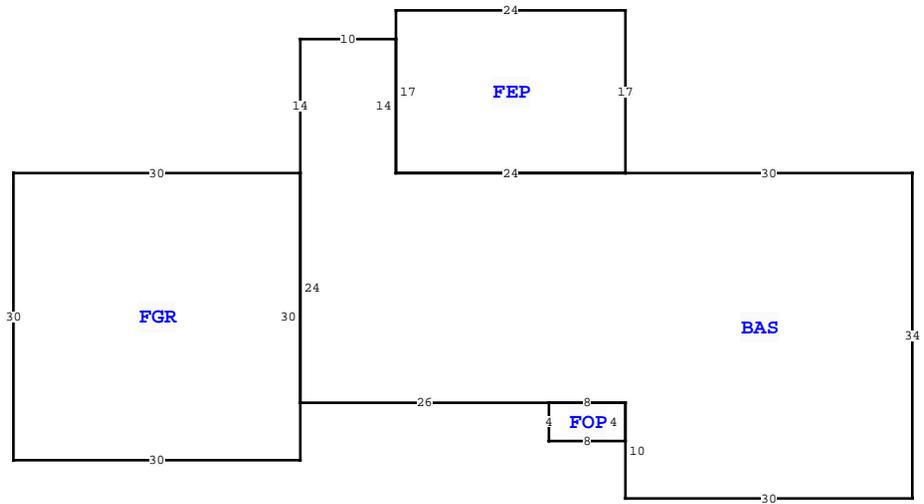
DUNCAN KAYLA/CHANDLER SEAN  
 292 NW HACKNEY TERR  
 LAKE CITY, FL 32055

**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	
Architctual	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		223,635	
TOTAL MARKET OB/XF VALUE		3,106	
TOTAL LAND VALUE - MARKET		116,365	
TOTAL MARKET VALUE		343,106	
SOH/AGL Deduction		60,750	
ASSESSED VALUE		282,356	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		230,945	
TOTAL JUST VALUE		343,106	
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	90	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0070	CARPORT UF	0	100	10	18	180.00	UT	3.00	3.00	40	1993	1993	3	40	216	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
9	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

BLD DATE		LGL DATE	
XF DATE	INC 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									
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							