E DIV: COMM SW COR OF SE1/4 OF N
N 100.2 FT TO N R/W PUTNAM ST, E
FOR POB, RUN N 134.8 FT, E 140.3

DUFFANY ADAM R
324 SE COLBURN AVE
LAKE CITY, FL 32025

2022

33-3S-17-13083-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

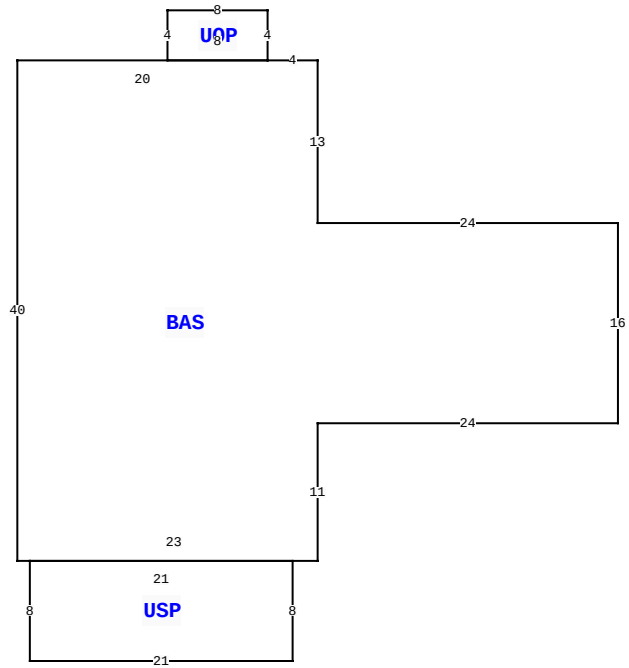
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	72,797
UOP	32	20	6	325
USP	168	35	59	3,195
TOTALS	1,544		1,409	76,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,409	100.4000	83.33	117,412	1945	1975	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 HX Base Yr



324 SE COLBURN Ave, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	76,318
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	13,894
TOTAL MARKET VALUE	95,012
SOH/AGL Deduction	7,569
ASSESSED VALUE	87,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,443
TOTAL JUST VALUE	95,012
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,494

SALE:2:1: $.60 STAMPS

LAND:1:1: 105X130 + 925 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1357/2275	4/13/2018	WD	Q	I	01	66,714
GRANTOR:PATRICIA L HARRELL						
GRANTEE:ADAM R DUFFANY						
0906/2503	7/24/2000	WD	Q	I		56,500
GRANTOR:MULLIGAN'S						
GRANTEE:P HARRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N13 W4 UOP= N4 W8 S4 E8$ W20 S40 E1 USP= S8 E21N8 W21$ E23 N11 E24 N16$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,800

LN	USE CODE	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	SFR	0		*RSF-3	105.00	130.00	14,625.00	SF		1.00	1.00	1.00	0.95	0.95	13,894							

REVIEW DATE 11/29/2016 BY DF Total Acres: 0.34 Total Land Value: 13,894 Market: 0 Agricultural: 0 Common: 13,894 PRINTED 07/14/2022