

COLUMBIA COUNTY

Property Appraiser

Parcel 06-4S-16-02788-017

Owners

O'LEARY CLARA
O'LEARY MICHELE E
248 SW DUCKETT CT
LAKE CITY, FL 32024

Parcel Summary

Location	248 SW DUCKETT CT
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Acreage	1.0900
Section	06
Township	4S
Range	16
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

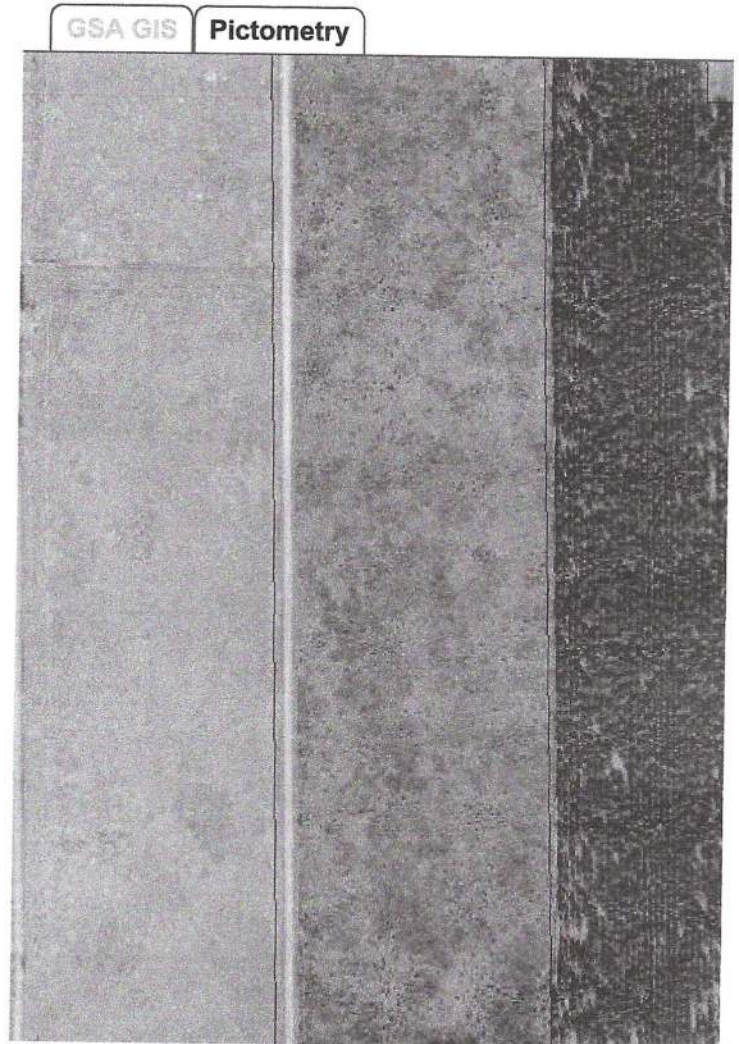
Legal Description

COMM SW COR OF SE1/4, N 772.50 FT FOR POB, E 145 FT, N 268.52 FT, W 177.40 FT, S 268.52 FT, E 32.40 FT TO POB.

748-468-470, 802-728, QC 1465-1074, QC 1478-2513

Working Values

	2025
Total Building	\$195,055
Total Extra Features	\$8,200
Total Market Land	\$19,620
Total Ag Land	\$0



	2025
Total Market	\$222,875
Total Assessed	\$149,592
Total Exempt	\$50,722
Total Taxable	\$98,870
SOH Diff	\$73,283

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$192,415	\$178,476	\$156,507	\$147,235	\$124,133	\$116,003
Total Extra Features	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200
Total Market Land	\$16,350	\$16,350	\$16,350	\$13,625	\$13,524	\$13,524
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$216,965	\$203,026	\$181,057	\$169,060	\$145,857	\$137,727
Total Assessed	\$145,376	\$141,142	\$137,031	\$133,040	\$131,203	\$128,253
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$95,376	\$91,142	\$87,031	\$83,040	\$81,203	\$78,253
SOH Diff	\$71,589	\$61,884	\$44,026	\$36,020	\$14,654	\$9,474

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>QC</u> 1478/2513	2022-11-08	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: O'LEARY MICHAEL Grantee: O'LEARY CLARA
<u>QC</u> 1465/1074	2022-04-28	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: O'LEARY MICHAEL Grantee: O'LEARY CLARA
<u>WD</u> 0802/0728	1995-02-27	<u>Q</u>		WARRANTY DEED	Improved	\$95,000	Grantor: MARTIN M & REBECCA L PROVEAUX Grantee: MICHAEL P & CLARA O'LEARY
<u>WD</u> 0748/0468	1991-07-10	<u>Q</u>		WARRANTY DEED	Vacant	\$6,000	Grantor: DUCKETT- WORTHINGTON Grantee: PROVEAUX

Buildings

Building # 1, Section # 1, 122433, SFR

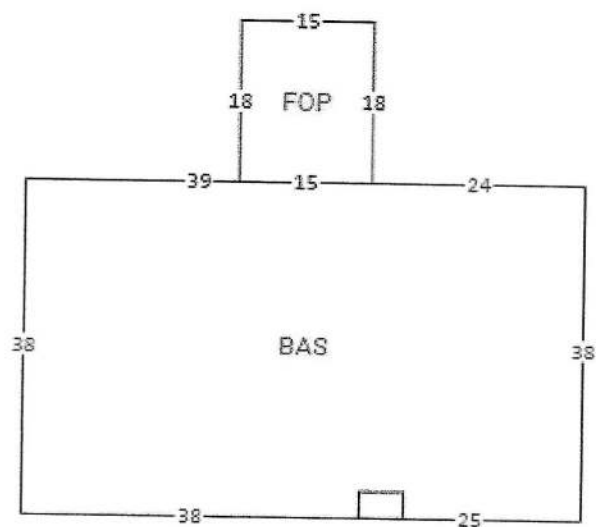
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	2394	2679	\$286,845	1992	1992	0.00%	32.00%	68.00%	\$195,055

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame		
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	2,394	100%	2,394
<u>FOP</u>	15	30%	4
<u>FOP</u>	270	30%	81



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0180	FPLC 1STRY			1.00	\$2,000.00	0	100%	\$2,000
0166	CONC,PAVMT			1.00	\$0.00	0	100%	\$200
0210	GARAGE U	28	32	1.00	\$0.00	0	100%	\$3,500
0294	SHED WOOD/VINYL	12	16	1.00	\$0.00	0	100%	\$800
0120	CLFENCE 4			250.00	\$6.00	2006	100%	\$1,500
0252	LEAN-TO W/O FLOOR			1.00	\$0.00	2014	100%	\$200

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	00	.00	.00	1.09	\$18,000.00/AC	1.09	1.00	\$19,620

Personal Property

Account	Secured/ Unsecured	Owner	Description
09829-000	Unsecured	MAPLE LANE APARTMENTS	B - BUSINESS

Permits

None

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of May 09, 2025.