LOT 4 CHIPDALE ESTATES S/D.
772-603, 808-1440, QC 1178-1197,

MORRIS DAVID/MORRIS TINA
2532 SW STATE ROAD 247
LAKE CITY, FL 32024

2025

10-4S-16-02862-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

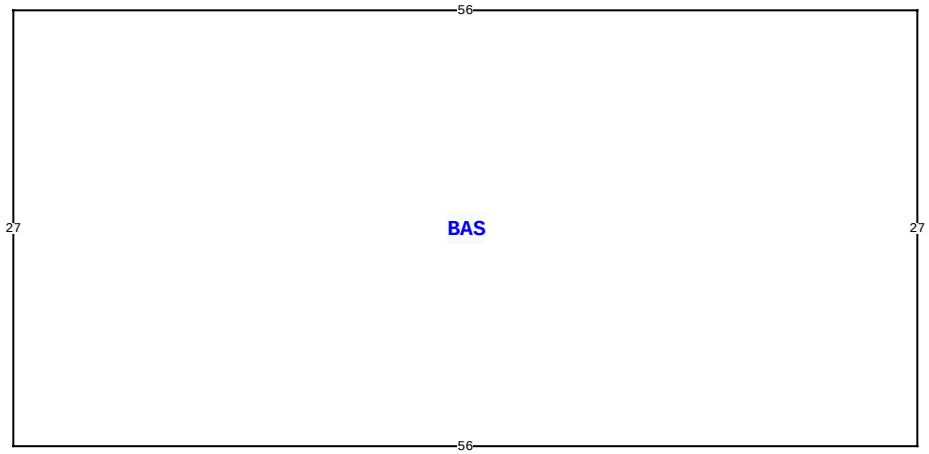
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	65,921
TOTALS	1,512		1,512	65,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	91.1200	79.27	119,856	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2020 Heated Area: 1512 HX Base Yr 2020



2532 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		65,921
TOTAL MARKET OB/XF VALUE		7,648
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		92,069
SOH/AGL Deduction		47,237
ASSESSED VALUE		44,832
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,832
TOTAL JUST VALUE		92,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,069

SALE:2:1: LOT 4 CHIPDALE ESTATES
LAND:1:1: 1.25 AC DOR 1994
PRMT:1:1: 28X60 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7580	GARAGE	15,000	09/13/1993
7398	M H	60	07/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1380/1764	3/04/2019	WD	U	I	12	40,500
GRANTOR:US BANK NATIONAL ASSO						
GRANTEE:DAVID & TINA MORRIS						
1375/2135	12/19/2018	CT	U	I	18	20,000
GRANTOR:CLERK OF COURT						
GRANTEE:U.S. BANK NATIONAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	648	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,648

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	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2024 BY JB Total Acres: 1.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 12/31/2024 BY SYS