NW DIV: BEG 262.5 FT S OF NW COR
S 50 FT, W 100 FT, N 50 FT TO PO

BYRD JOSEPH SR/SHEPPARD RENITA JACKSON
841 NW TEXAS AVE
LAKE CITY, FL 32055

**2026**

**00-00-00-11474-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

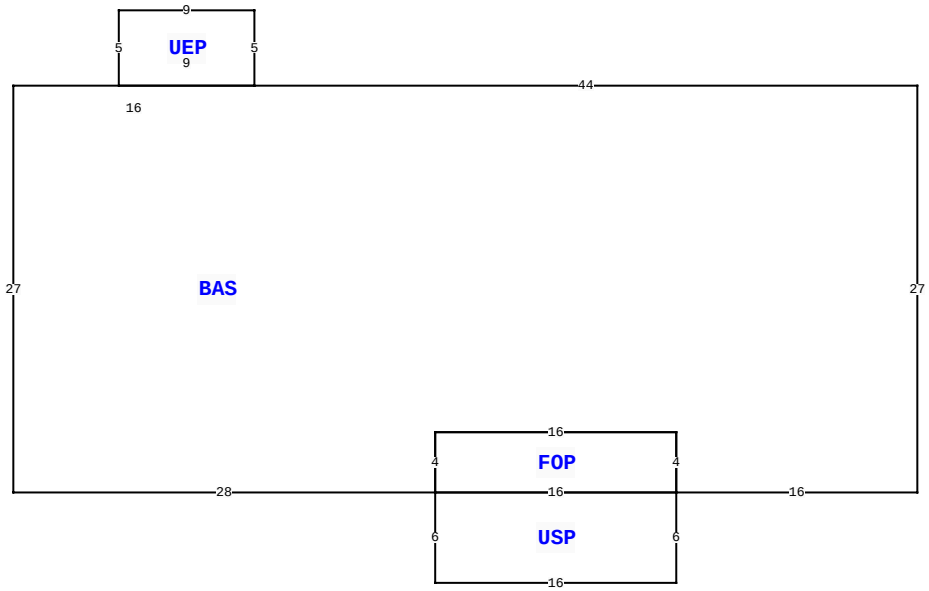
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 820317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,556 | 100 | | 1,556 | 31,901 |
| FOP | 64 | 35 | | 22 | 451 |
| UEP | 45 | 70 | | 32 | 656 |
| USP | 96 | 35 | | 34 | 697 |
| TOTALS | 1,761 | | | 1,644 | 33,705 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,644 | 113.9000 | 68.34 | 112,351 | 1991 | 1991 | 10 | 0 | 0 | 60.00 | 30.00 |

1 MOBILE HME 100% - 2017 Heated Area: 1556 HX Base Yr 2017




841 NW TEXAS AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 33,705 |
| TOTAL MARKET OB/XF VALUE | | 7,000 |
| TOTAL LAND VALUE - MARKET | | 2,500 |
| TOTAL MARKET VALUE | | 43,205 |
| SOH/AGL Deduction | | 22,379 |
| ASSESSED VALUE | | 20,826 |
| TOTAL EXEMPTION VALUE | HX HB | 20,826 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 43,205 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 43,205 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0805/1719 | 1/08/1993 | WD | Q | I | 01 | 100 |
| GRANTOR: ANNIE B JACKSON BYRD | | | | | | |
| GRANTEE: RENITA JACKSON | | | | | | |
| 0769/1892 | 1/08/1993 | WD | Q | I | 02 | 0 |
| GRANTOR: ANNIE BYRD | | | | | | |
| GRANTEE: RENITA JACKSON | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W44 UEP= N5 W9 S5 E9$ W16 S27 E28 FOP= E16 N4 W16 S4$
USP= S6 E16 N6 W16$ N4 E16 S4 E16 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 | 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 7,000

| 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 | 0200 | C | MBL HM | 100 | | *RSF | -350.00 | 100.00 | 5,000.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 2,500 | | | | | | | |

REVIEW DATE 10/12/2015 BY DF Total Acres: 0.11 Total Land Value: 2,500 Market: 0 Agricultural: 0 Common: 2,500 PRINTED 11/07/2025 BY SYS