LOT 40 FRANK THOMAS UNR.
COMM NE COR OF SW1/4 OF NE1/4, R
FOR POB, CONT S 189.89 FT, W 337

ROBINSON BRYANT CALLAHAN
184 NE SPENCER CT
LAKE CITY, FL 32055

2026

01-2S-17-04659-029

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

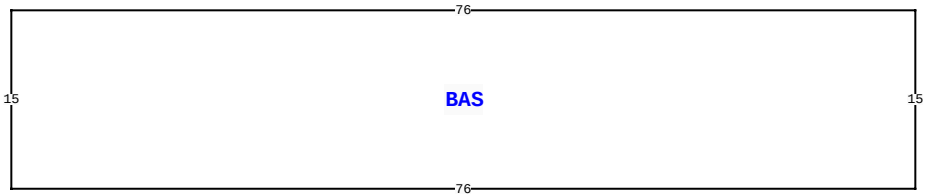
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	99,210
TOTALS	1,140			1,140	99,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	112.9000	106.13	120,988	2016	2016	0	0	0	18.00	82.00

2 MANUF 1 100% - 2018 Heated Area: 1140 HX Base Yr 2018



184 NE SPENCER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,210
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		7,056
TOTAL MARKET VALUE		116,266
SOH/AGL Deduction		56,502
ASSESSED VALUE		59,764
TOTAL EXEMPTION VALUE	HX HB	33,155
BASE TAXABLE VALUE		26,609
TOTAL JUST VALUE		116,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34335	M H	388	08/10/2016
10780	M H	125	02/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1289/2581	2/26/2015	QC	U	I	11	100
GRANTOR: MICHELE GEIGER						
GRANTEE: BRYANT CALLAHAN ROB						
1028/2738	10/25/2004	WD	Q	I	03	100
GRANTOR: JESSIE CALLAHAN						
GRANTEE: GEIGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

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	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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		00	0.00	0.00	1.26	AC		1.00	1.00	1.00	5,600.00	5,600.00	7,056							

REVIEW DATE 11/29/2016 BY JS Total Acres: 1.26 Total Land Value: 7,056 Market: 0 Agricultural: 0 Common: 7,056 PRINTED 11/18/2025 BY SYS