

BEG SW COR OF SE1/4 OF SW1/4, RU
N 31.95 FT TO N LINE OF GRADED R
CONT N 311.15 FT, E 140 FT, S 31

PRATHER KEVIN ALAN
3891 SW DAIRY ST
LAKE CITY, FL 32024

2026

01-5S-15-00425-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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 02
NEIGHBORHOOD/LOC	1515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	45,976
FCP	362	25		90	2,309
FOP	168	35		59	1,514
FSP	256	40		102	2,617
FST	30	55		16	410
TOTALS	2,608			2,059	52,826

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	AC	
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.50	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,059	106.9000	64.14	132,064	1985	1985	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2023 Heated Area: 1792 HX Base Yr 2023													
3891 SW DAIRY ST, LAKE CITY													

				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	
				05/08/2024			MLU

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		52,826	
TOTAL MARKET OB/XF VALUE		9,100	
TOTAL LAND VALUE - MARKET		14,000	
TOTAL MARKET VALUE		75,926	
SOH/AGL Deduction		9,750	
ASSESSED VALUE		66,176	
TOTAL EXEMPTION VALUE		HX HB 41,176	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		75,926	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,926	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14584	REMODEL	50	10/05/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/2111	5/13/2022	PB U	I	18		0
GRANTOR: CLERK OF COURT (PRATH)						
GRANTEE: PRATHER KEVIN ALAN						
1228/2245	1/16/2012	WD U	I	11		100
GRANTOR: JACK & BETTY PRATHER						
GRANTEE: JACK PRATHER						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W46 FSP= N8 W32 S8 E32\$W18 FCP= W4 FST= W10 S3 E10 N3\$ S3 W10 S25 E14 N28\$ S28 E20 FOP= S12 E14 N12 W14\$ E44N28\$.											