

LOT 8 RIVERS MANOR S/D UNIT 1.  
782-1600, 815-2267, 960-2299, 12

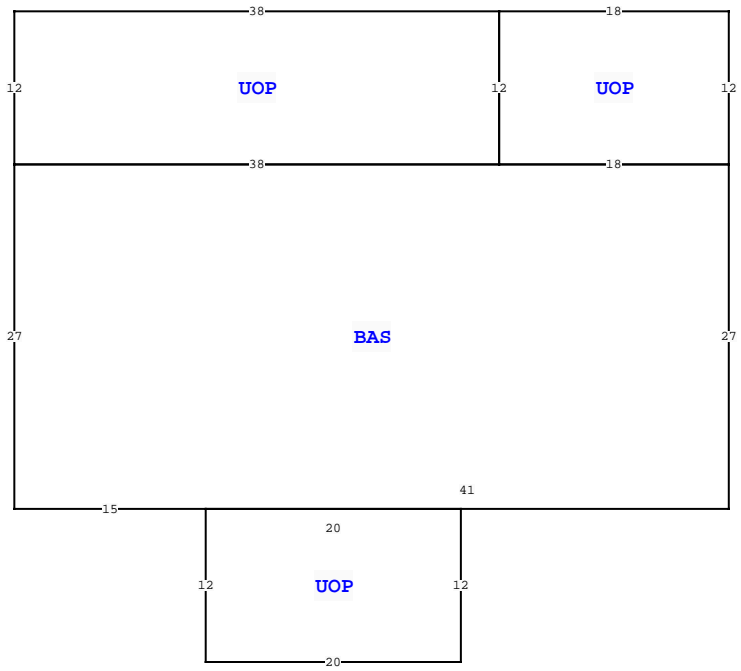
MURPHY TRAVIS JAMES  
892 SW LITTLE RD  
LAKE CITY, FL 32024

**2025**

01-5S-16-03401-108  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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	01
NEIGHBORHOOD/LOC	1516.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	216	25	
UOP	240	25	
UOP	456	25	
TOTALS	2,424		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2023								
				Heated Area: 1512			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			47,606
TOTAL MARKET OB/XF VALUE			20,341
TOTAL LAND VALUE - MARKET			69,200
TOTAL MARKET VALUE			137,147
SOH/AGL Deduction			28,279
ASSESSED VALUE			108,868
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			58,146
TOTAL JUST VALUE			137,147
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			80,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053373	Mobile Home		06/13/2025
000053267	Right-of-Way Acce		05/29/2025
7832	M H	100	11/29/1993
6987	M H	60	03/31/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1386	6/06/2022	PB U	I	18		0
GRANTOR: MURPHY JAMES F						
GRANTEE: MURPHY TRAVIS JAMES						
1208/1127	1/19/2011	WD U	V	30		100
GRANTOR: JAMES F MURPHY						
GRANTEE: TRAVIS JAMES MURPHY						

EXTRA FEATURES		892 SW LITTLE RD, LAKE CITY															
L N	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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,000	
3	0166	CONC,PAVMT	0	100	20	20	400.00	UT	2.00	2.00	75	1993	1993	3	75	600	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0251	LEAN TO W/	0	100	10	18	180.00	UT	3.00	3.00	75	1993	1993	3	75	405	
7	0040	BARN,POLE	0	100	24	58	1,392.00	UT	2.50	2.50	75	1993	1993	3	75	2,610	
8	0255	MBL HOME s	0	100	12	48	576.00	UT	1.00	1.00	100	1993	1993	3	100	576	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
TOTAL OB/XF 20,341																	

LAND DESCRIPTION		TOTAL OB/XF 20,341																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.60	32,000.00	19,200.00	19,200							

BUILDING NOTES																							
BUILDING DIMENSIONS																							
BAS= W38 S27 E15 UOP= S12 E20 N12 W20\$ E41 N27 UOP= N12W18 S12 E18\$ W18\$ UOP= N12 W38 S12 E38\$.																							