COMM SE COR OF SEC, RUN W 617.23
RD, NW ALONG R/W 1223.01 FT, W 6
POB, CONT W 141 FT, N 318.13 FT,

GRAHAM LINDA (ESTATE)
485 SE RED CASON DR
LULU, FL 32061

2026

02-3S-16-01946-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

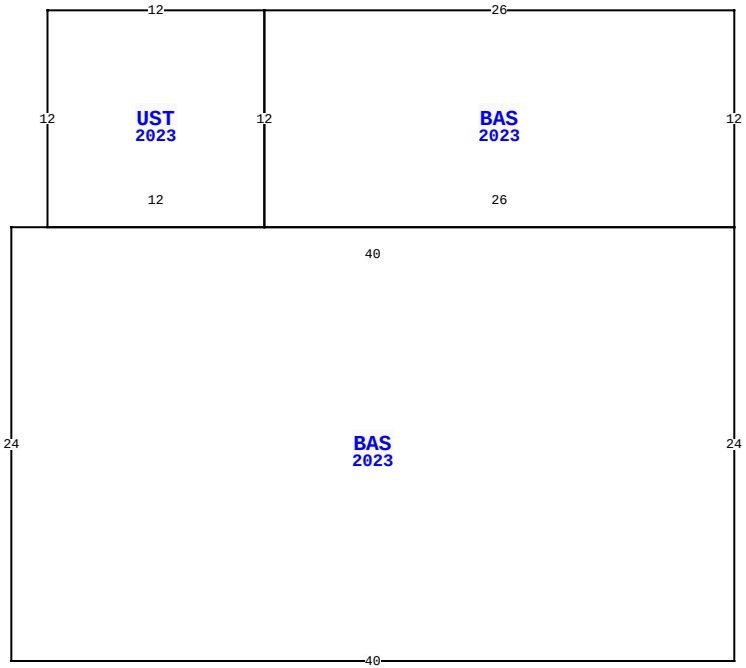
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2316.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	2023	312	6,581
BAS	960	100	2023	960	20,248
UST	144	45	2023	65	1,371
TOTALS	1,416			1,337	28,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,337	87.8850	52.73	70,500	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1272 HX Base Yr



VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,200
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	13,390
TOTAL MARKET VALUE	49,190
SOH/AGL Deduction	0
ASSESSED VALUE	49,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,190
TOTAL JUST VALUE	49,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1001	4/21/2022	WD	P	I	98	1,000
GRANTOR: GRAHAM CAROL LYNN						
GRANTEE: BENHAMIN MICHAEL J						
0485/0611	2/01/1982	AG	Q	V		4,000
GRANTOR:						
GRANTEE:						

271 NW MICHELLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2022 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=14,13] E40 S24 W40 N24 $
BAS=[YR=2023;ORIG=28,1] E26 S12 W26 N12 $
UST=[YR=2023;ORIG=16,1] E12 S12 W12 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0		RSF/MH	0.00	0.00	1.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,390							

REVIEW DATE 05/08/2023 BY KS Total Acres: 1.03 Total Land Value: 13,390 Market: 0 Agricultural: 0 Common: 13,390 PRINTED 11/11/2025 BY SYS