COMM SE COR OF SE1/4 OF SW1/4, N POB, CONT N 227.40 FT, W 191.57 FT, E 191.57 FT TO POB. (PART OF

BECKER WILLIAM CHRISTIAN/BECKER KIM M
488 SW MEADOW TER
LAKE CITY, FL 32024

2026

02-5S-16-03444-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

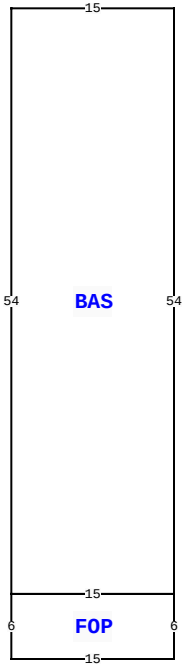
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
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	2516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100		810	88,844
FOP	90	35		32	3,510
TOTALS	900			842	92,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	842	114.5000	117.94	99,305	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 0% - 2023 Heated Area: 810 HX Base Yr



363 SW ROSE CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	92,354
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	110,354
SOH/AGL Deduction	0
ASSESSED VALUE	110,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,354
TOTAL JUST VALUE	110,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041335	Mobile Home		08/11/2021
41335			02/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/2793	7/27/2022	WD	U	I	30	42,000
GRANTOR: BECKER-BEAN REBECCA						
GRANTEE: BECKER WILLIAM CHRI						
1457/1023	1/20/2022	PB	U	I	18	0
GRANTOR: BECKER JANE O						
GRANTEE: BECKER-BEAN REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=19,11] E15 S54 W15 N54 $
FOP=[ORIG=19,65] E15 S6 W15 N6 $
.

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	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 3,000

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 08/16/2022 BY ME Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/19/2025 BY SYS