LOT 7 BLOCK A UNIT 1 OLUSTEE CRE
EX 0.03 AC DESC ORB 790-802.

BRYANT JOAN M
1026 SE STATE ROAD 238
LAKE CITY, FL 32025

2026

02-6S-17-09533-107

BUILDING CHARACTERISTICS

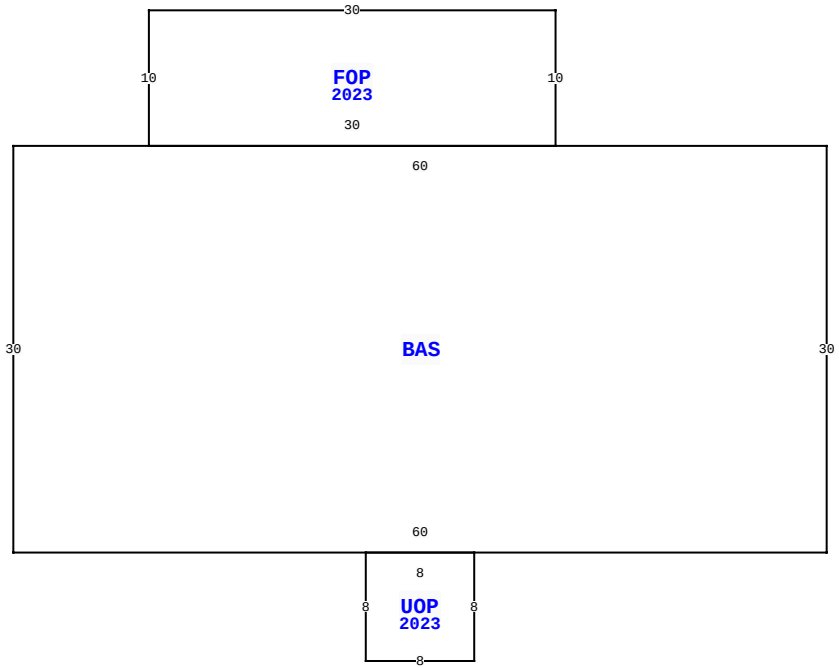
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	157,600
FOP	300	35	2023	105	9,193
UOP	64	25	2023	16	1,401
TOTALS	2,164			1,921	168,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,921	117.9000	110.83	212,904	2003	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2023 Heated Area: 1800 HX Base Yr 2023



1026 SE STATE ROAD 238 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/17/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,194
TOTAL MARKET OB/XF VALUE		8,024
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		191,218
SOH/AGL Deduction		118,188
ASSESSED VALUE		73,030
TOTAL EXEMPTION VALUE	HX HB	48,030
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		191,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044854	Roof Replacement	4,700	06/30/2022
19752	M H	125	07/17/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1035	7/18/2022	WD	Q	I	01	200,000
GRANTOR: SHIREY MARY						
GRANTEE: BRYANT JOAN M						
1346/0934	10/20/2017	LE	U	I	14	100
GRANTOR: SHERRY A CLAYTOR (LIF						
GRANTEE: MARY SHIREY (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S30 E60 N30 $
UOP=[YR=2023;ORIG=-34,30] S8 E8 N8 W8 $
FOP=[YR=2023;ORIG=-50,-10] S10 E30 N10 W30 $
.

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	0070	CARPORT UF	0	100	16	16	256.00	UT	8.00	8.00	50	2002	2002	3	50	1,024	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,024

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		A-1	131.00	220.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 08/10/2022 BY ME Total Acres: 0.66 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/07/2025 BY SYS