LOT 8 BLOCK A UNIT 1 OLUSTEE CRE
EX 0.03 AC DESC

KOON LORRAINE H
138 SE BALD EAGLE LP
LAKE CITY, FL 32025

2025

02-6S-17-09533-108

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

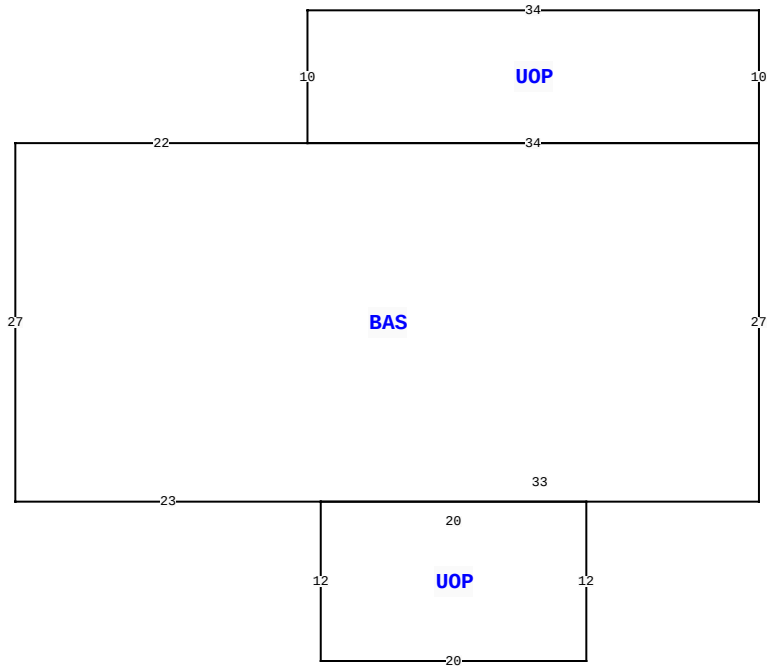
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2617.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	92,166
UOP	240	25		60	3,658
UOP	340	25		85	5,182
TOTALS	2,092			1,657	101,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,657	117.9000	110.83	183,645	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2010 Heated Area: 1512 HX Base Yr 2010



138 SE BALD EAGLE LOOP, 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		101,005
TOTAL MARKET OB/XF VALUE		9,450
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		125,455
SOH/AGL Deduction		60,616
ASSESSED VALUE		64,839
TOTAL EXEMPTION VALUE	HX HB	39,839
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,927

LAND:1:1: 0.63 AC

SALE:1:1: SALE NOT AT MRKT, QUICK SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21844	M H	340	05/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1175/1955	6/19/2009	WD	Q	I	01	80,000
GRANTOR: LESLIE EAGLESTON						
GRANTEE: LORRAINE H KOON						
1016/0042	5/13/2004	WD	Q	V	01	100
GRANTOR: LESLIE EAGLESTON						
GRANTEE: PAUL MCDANIEL & LES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S27 E23 UOP= S12 E20 N12 W20$ E33 N27 UOP= N10 W34 S10 E34$ W34$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	700.00	700.00	50	2013	2013	3	50	350	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,450

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 09/25/2017 BY DF Total Acres: 0.66 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 06/24/2025 BY SYS