LOT 2 BLOCK B OLUSTEE CREEK ESTA
EX .03 AC DESC ORB 789-1813.

COMBS HELEN I/COMBS WALTER T SR
1100 SE STATE RD 238
LAKE CITY, FL 32025

2026

02-6S-17-09533-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

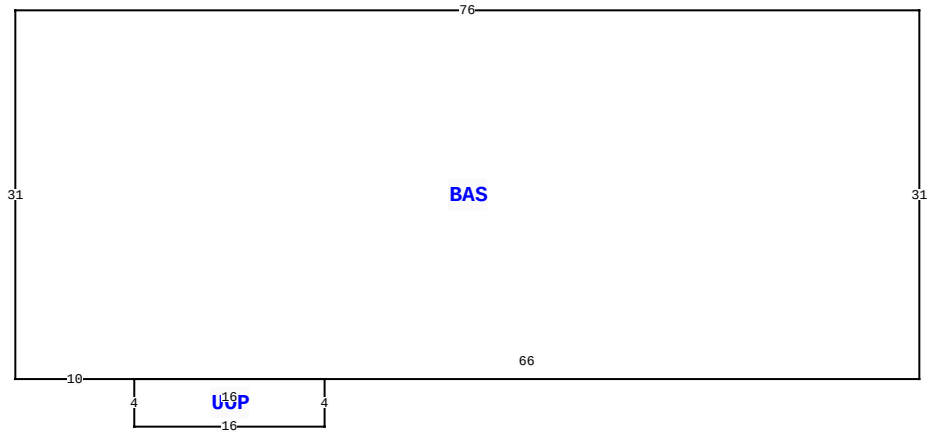
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,356	100		2,356	82,115
UOP	64	25		16	557
TOTALS	2,420			2,372	82,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,372	113.9000	68.34	162,102	2006	2006	0	0	0	49.00	51.00

1 MOBILE HME 100% - 2015 Heated Area: 2356 HX Base Yr 2015



1100 SE STATE ROAD 238 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		82,672
TOTAL MARKET OB/XF VALUE		10,150
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		107,822
SOH/AGL Deduction		24,392
ASSESSED VALUE		83,430
TOTAL EXEMPTION VALUE	HX HB SX	83,430
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		107,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,685

SALE:2:1: INCLUDED 09533-111 & 09533-231

SALE:1:1: SALE INCL RE# 09533-111 & 231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051545	Roof Replacement	16,500	11/18/2024
24484	M H	366	05/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1286/0564	12/11/2014	WD	U	I	18	37,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HELEN I & WALTER T						
1240/1160	8/24/2012	CT	U	I	12	100
GRANTOR: CLERK OF COURT (WRIGH						
GRANTEE: J P MORGAN CHASE BA						

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	2006	2006	3	100	1,200	
2	0166	CONC,PAVMT	0	100	22	25	550.00	UT	1.00	1.00	100	2006	2006	3	100	550	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E10 UOP= S4 E16 N4 W16$ E66 N31$.

LAND DESCRIPTION

TOTAL OB/XF 10,150

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	135.00	220.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 12/16/2024 BY JS Total Acres: 0.68 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/18/2025 BY SYS