LOT 8 BLOCK A OLUSTEE CREEK ESTA

787-1602, 805-1819,

MERRITT VERNON A/MERRITT SABRA F
432 SE BALD EAGLE LP
LAKE CITY, FL 32025

2026

02-6S-17-09533-208

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

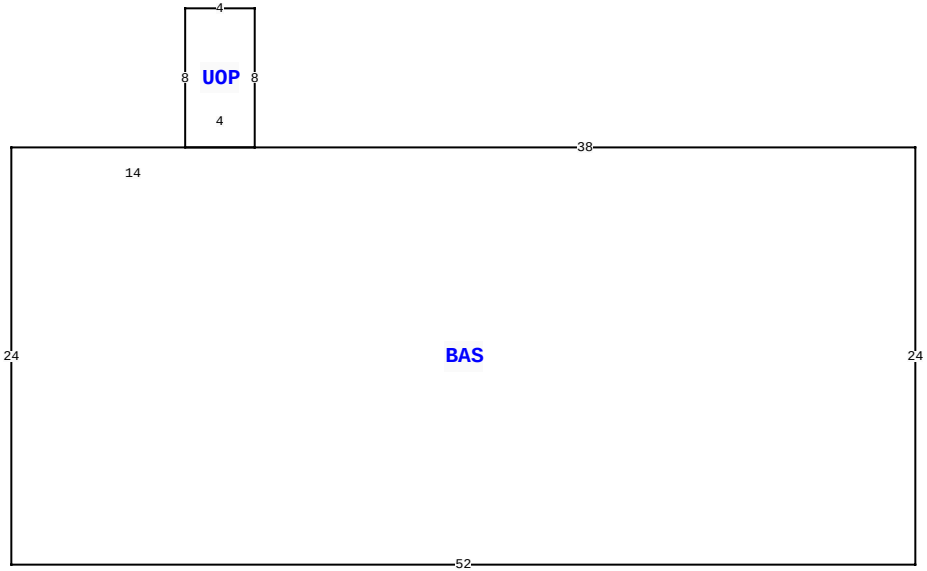
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2617.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	35,314
UOP	32	25		8	226
TOTALS	1,280			1,256	35,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,256	117.9000	70.74	88,849	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1248 HX Base Yr 1996



432 SE BALD EAGLE LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 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		35,540
TOTAL MARKET OB/XF VALUE		8,480
TOTAL LAND VALUE - MARKET		51,400
TOTAL MARKET VALUE		95,420
SOH/AGL Deduction		36,725
ASSESSED VALUE		58,695
TOTAL EXEMPTION VALUE	HX HB	33,695
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		95,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,420

BLDG:1:1: COUG MH

SALE:1:1: LOT 8 BLOCK A OLUSTEE CREEK ESTATES UNIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9613	M H	125	04/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0804/0699	4/06/1995	WD	Q	V		13,000

GRANTOR: GULF ATLANTIC LAND &

GRANTEE: VERNON A & SABRA F

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UOP= N8 W4 S8 E4$ W14 S24 E52 N24$.

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	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	0255	MBL HOME S	0	100	12	40	1.00	UT	0.00	0.00	100	2013	2013	3	100	480	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,480

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	0102	C	SFR/MH	100		00	0.00	0.00	5.14	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,400							

REVIEW DATE 08/18/2020 BY KR Total Acres: 5.14 Total Land Value: 51,400 Market: 0 Agricultural: 0 Common: 51,400 PRINTED 11/17/2025 BY SYS