COMM SW COR OF NW1/4 OF NW1/4, R
N 312.60 FT FOR POB, CONT N 210
FT TO C/L OLD WIRE RD, S ALONG R

YATES PHYLLIS B
260 SE OCTOBER RD
LAKE CITY, FL 32025

2026

02-6S-17-09539-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

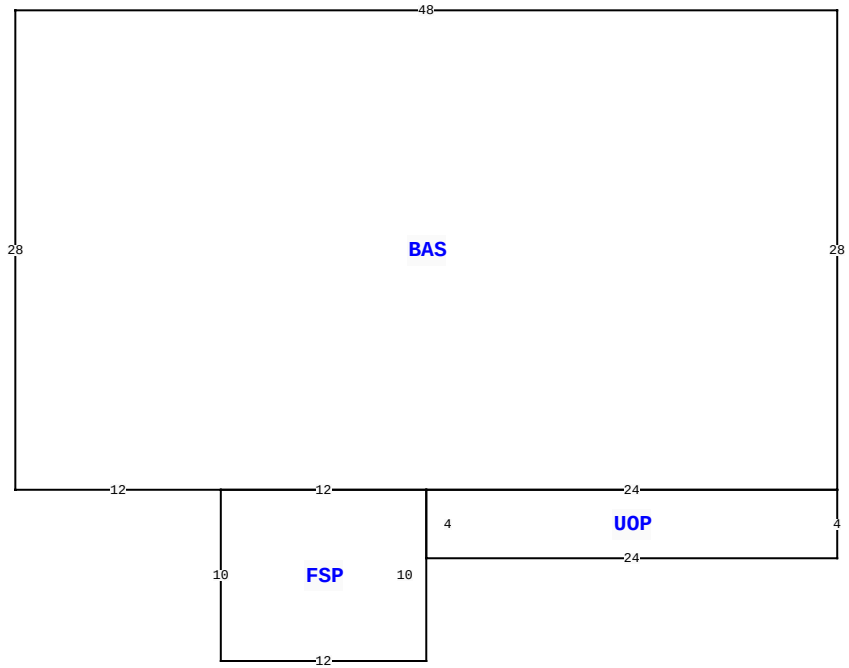
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
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	2617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	37,385
FSP	120	40		48	1,335
UOP	96	25		24	668
TOTALS	1,560			1,416	39,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,416	115.9000	69.54	98,469	1999	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 1344 HX Base Yr



260 SE OCTOBER RD, LAKE CITY

BLD DATE	08/26/1998 MO	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		39,388
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		61,388
SOH/AGL Deduction		18,040
ASSESSED VALUE		43,348
TOTAL EXEMPTION VALUE	HX HB SX	43,348
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		61,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14413	M H	125	08/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/2233	3/19/2018	LE	U	I	14	100
GRANTOR: PHYLLIS B YATES (LE)						
GRANTEE: TAMMY F DANIEL (RMD						
0634/0608	10/07/1987	WD	Q	V		3,500
GRANTOR: BLACKWELL LEILA C &						
GRANTEE: YATES MICHAEL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S28 E12 FSP= S10 E12 N10 W12$ E12 UOP= S4 E24 N4 W24$ E24 N28$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 09/28/2017 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/17/2025 BY SYS