LOTS 3 & 4 OF REPLAT OF LOT 20 R
S/D UNR.
COMM NW COR OF SE1/4, RUN S 210

DICKSON ROBERT
PO BOX 154
JACKSONVILLE, FL 32234

2026

02-6S-17-09552-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

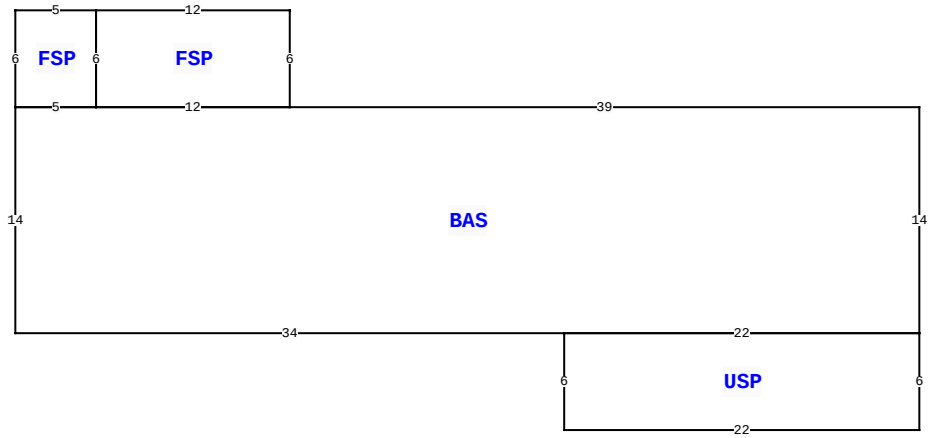
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	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	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	40,494
FSP	30	40		12	620
FSP	72	40		29	1,498
USP	132	35		46	2,376
TOTALS	1,018			871	44,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	871	99.9000	93.91	81,796	1989	1989	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 784 HX Base Yr



335 SE PLEASURE PL, LAKE CITY

BLD DATE		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	44,988
TOTAL MARKET OB/XF VALUE	10,500
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	69,488
SOH/AGL Deduction	5,522
ASSESSED VALUE	63,966
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,966
TOTAL JUST VALUE	69,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,488

SALE:5:1: FOR 0.50 AC ONLY (PARCEL IS 1 AC)
SALE:4:1: 1 AC PLUS MH
SALE:3:1: INCL MH
XFOB:1:1: FLEE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045336	Electrical Servic	0	08/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1348/2375	11/16/2017	WD	U	I	11	100
GRANTOR: CHEYANNE CAINES						
GRANTEE: ROBERT DICKSON						
1348/2373	11/13/2017	WD	U	I	11	100
GRANTOR: MICHAEL SHUPP AKA MIC						
GRANTEE: ROBERT DICKSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FSP= N6 W12 S6 E12$ W12 FSP= N6 W5 S6 E5$ W5 S14 E34
USP= S6 E22 N6 W22$ E22 N14$.

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	0	10	10	1.00	UT	0.00	0.00	100	1996	1996	3	100	750	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1989	1989	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	50	2005	2005	3	50	150	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	0		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 09/06/2022 BY JB Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/18/2025 BY SYS