E1/2 LOT 2 ROLLING HILLS UNREC.
COMM NW COR OF SE1/4, RUN E 420
S 210 FT, E 210 FT, N 210 FT, W

MORTON CHRISTOPHER D/MORTON AMY B
395 SE ROLLING HILLS DR
LAKE CITY, FL 32025-2870

2026

02-6S-17-09553-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

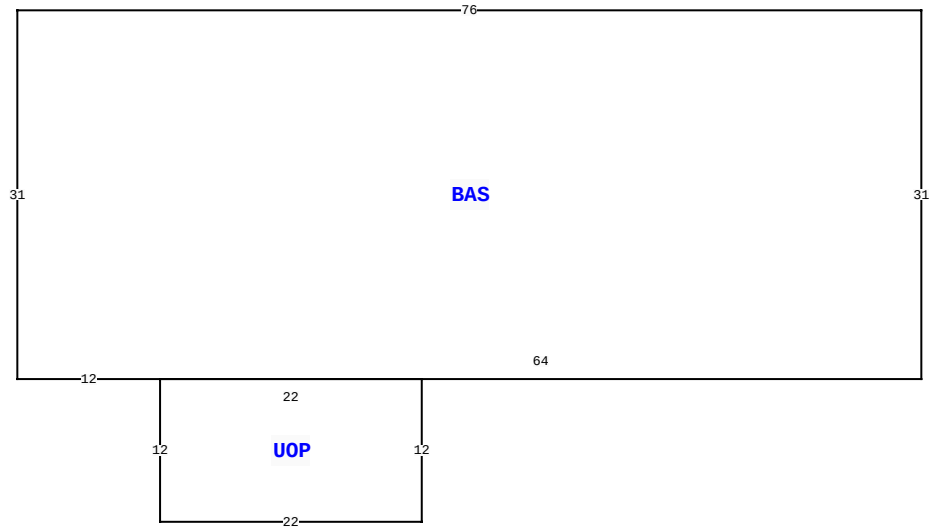
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	65,534
UOP	264	25		66	1,836
TOTALS	2,620			2,422	67,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,422	115.9000	69.54	168,426	2000	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2014 Heated Area: 2356 HX Base Yr 2014



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

395 SE ROLLING HILLS DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		67,370
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		14,140
TOTAL MARKET VALUE		88,510
SOH/AGL Deduction		21,069
ASSESSED VALUE		67,441
TOTAL EXEMPTION VALUE	HX HB DX	47,441
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		88,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1251/0920	3/07/2013	WD	U	I	12	35,000
GRANTOR: LENDMARK FINANCIAL SE						
GRANTEE: CHRISTOPHER D & AMY						
1218/2041	7/13/2011	WD	U	I	12	74,300
GRANTOR: JESSE JENKINS JR & DE						
GRANTEE: LENDMARK FINANCIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E12 UOP= S12 E22 N12 W22$ E64 N31$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.01	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,140							

REVIEW DATE 09/27/2017 BY DF Total Acres: 1.01 Total Land Value: 14,140 Market: 0 Agricultural: 0 Common: 14,140 PRINTED 11/19/2025 BY SYS