PART OF LOT 27 ROLLING HILLS S/D
COMM NW COR OF SW1/4 OF NW1/4, R
TO E R/W LINE OF OCTOBER RD (FKA

KESEAD WYATT JAMES
213 SE CEMBRUCH GLN
LAKE CITY, FL 32025

2026

02-6S-17-09553-065

BUILDING CHARACTERISTICS

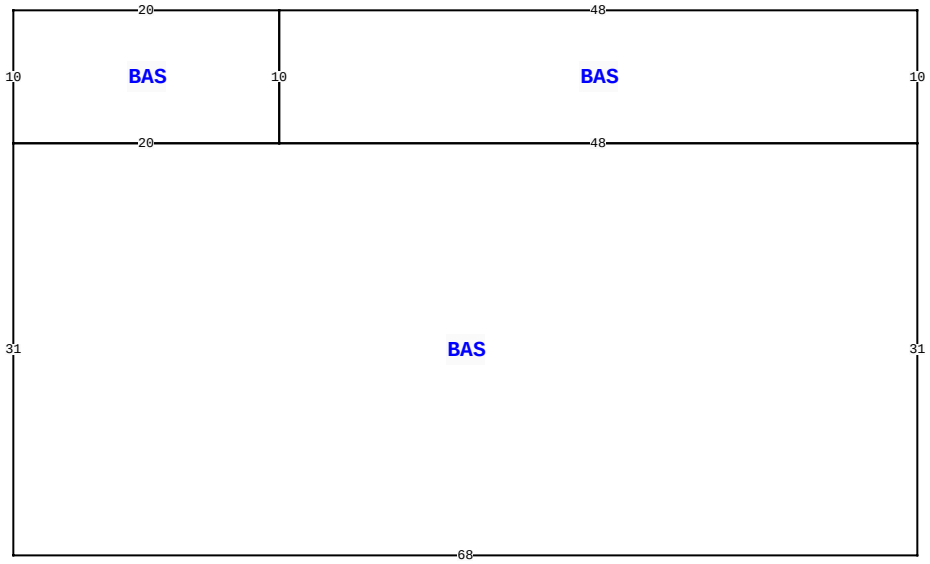
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
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	200	100		200	10,861
BAS	480	100		480	26,066
BAS	2,108	100		2,108	114,475
TOTALS	2,788			2,788	151,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,788	97.3845	79.86	222,650	2011	2011	0	0	0	32.00	68.00

1 MANUF 1 0% - 2024 Heated Area: 2788 HX Base Yr



381 SE CEMBRUCH GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	151,402
TOTAL MARKET OB/XF VALUE	13,400
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	178,802
SOH/AGL Deduction	0
ASSESSED VALUE	178,802
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,802
TOTAL JUST VALUE	178,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29504	M H	468	06/27/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/2463	7/28/2023	WD	Q	I	01	150,000
GRANTOR: CEMBRUCH FRANK J JR						
GRANTEE: KESEAD WYATT JAMES						
1496/2460	7/28/2023	WD	U	I	11	100
GRANTOR: CEMBRUCH FRANK J SR I						
GRANTEE: CEMBRUCH FRANK J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S31 E68 N31 BAS= N10 W48 BAS= W20 S10 E20 N10$ S10 E48$ W48$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,600	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 13,400

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 09/26/2023 BY ME Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/07/2025 BY SYS