

COMM SE COR OF N1/2 OF NW1/4, RU
FOR POB, CONT W 607 FT TO E R/W
RD, NE 611 FT, S 350 FT TO POB,

GEIGER BILLY JOE SR/GEIGER AMY M
980 NE DREW RD
LAKE CITY, FL 32055

2026

03-2S-17-04665-006



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		05
NEIGHBORHOOD/LOC	1217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	109,722
TOTALS	1,800			1,800	109,722

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2011
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2011
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0255	MBL HOME S	0 100	0	0	924.00	UT	1.00	1.00	100	2011
5	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.22	AC	1.00
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.22	AC	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,800	117.9000	110.83	199,494	2006	2005	0	0	0	45.00	55.00	
2 MANUF 1		100% - 0		Heated Area: 1800				HX Base Yr					
60 30 30 60 BAS													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY										3
PAGE 1 of 1										
VALUATION SUMMARY										
VALUATION BY					STANDARD					
Tax Group: 3					Tax Dist:					
BUILDING MARKET VALUE					109,722					
TOTAL MARKET OB/XF VALUE					11,924					
TOTAL LAND VALUE - MARKET					10,492					
TOTAL MARKET VALUE					132,138					
SOH/AGL Deduction					56,744					
ASSESSED VALUE					75,394					
TOTAL EXEMPTION VALUE					HX HB		48,785			
BASE TAXABLE VALUE					26,609					
TOTAL JUST VALUE					132,138					
NCON VALUE					0					
INCOME VALUE										
PREVIOUS YEAR MKT VALUE					132,138					
XFOB:1:1: MADRID MH										
SALES DATA										
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1064/2372		4/20/2005		WD	Q	I	06	100		
GRANTOR:STANLEY GEIGER										
GRANTEE:BILLY JOE SR & AMY										
0786/2084		1/03/1994		WD	Q	V	02	0		
GRANTOR:STANLEY GEIGER										
GRANTEE:STANLEY & BILLY GEI										
BUILDING NOTES										