LOT 51 DEER CREEK S/D PHASE 3.
WD 1040-603, WD 1094-2284, 1297-

VALIN GEORGE CLINTON/VALIN POK SUN
120 SW NATHAN CT
LAKE CITY, FL 32024

2026

03-4S-16-02732-551

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

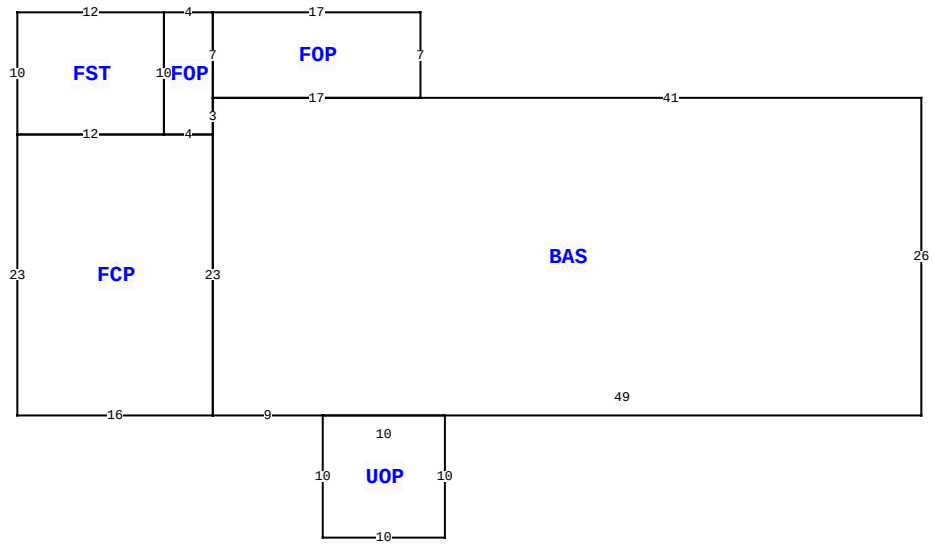
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	92,876
FCP	368	25		92	5,666
FOP	40	30		12	739
FOP	119	30		36	2,217
FST	120	55		66	4,065
UOP	100	20		20	1,232
TOTALS	2,255			1,734	106,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0211	01	1,734	115.4440	111.98	194,173	2005	2005	0	0	0	45.00	55.00

1 MODULAR 2 100% - 2021 Heated Area: 1508 HX Base Yr 2021



120 SW NATHAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		106,795
TOTAL MARKET OB/XF VALUE		15,492
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		147,287
SOH/AGL Deduction		22,488
ASSESSED VALUE		124,799
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		24,077
TOTAL JUST VALUE		147,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23271	M H	329	06/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/0294	8/21/2020	WD	Q	I	01	130,000
GRANTOR: BARBARA J SCRAGG						
GRANTEE: GEORGE CLINTON & PO						
1320/0685	8/12/2016	WD	Q	I	01	105,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: BARBARA J SCRAGG						

BUILDING NOTES

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	0166	CONC,PAVMT	0	100	0	0	1,384.00	UT	3.00	3.00	100	2006	2006	3	100	4,152	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	
3	0296	SHED METAL	0	100	20	10	1.00	UT	3,600.00	3,600.00	100	2024	2023		100	3,600	
4	0296	SHED METAL	0	100	18	10	1.00	UT	3,240.00	3,240.00	100	2024	2023		100	3,240	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
6	0060	CARPORT F	0	100	0	0	1.00	UT	1,100.00	1,100.00	100	2024	2023		100	1,100	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W41 W17 S3 S23 E9 E49 N26 $
FCP=[ORIG=-58,3] W4 W12 S23 E16 N23 $
FST=[ORIG=-62,3] N10 W12 S10 E12 $
FOP=[ORIG=-41,0] N7 W17 S7 E17 $
UOP=[ORIG=-49,26] S10 E10 N10 W10 $
FOP=[ORIG=-58,0] N7 W4 S10 E4 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,492

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	0201	C	MOD HOME	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 09/18/2023 BY KS Total Acres: 0.35 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS