COMM NW COR OF NE1/4 OF SE1/4, R
POB, RUN E 420 FT, S 210 FT, W 4
210 FT TO POB, EX RD R/W & EX 0.

OLISA PROPERTIES LLC
212 SW COTTAGE GLEN
LAKE CITY, FL 32024

2026

03-4S-16-02742-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

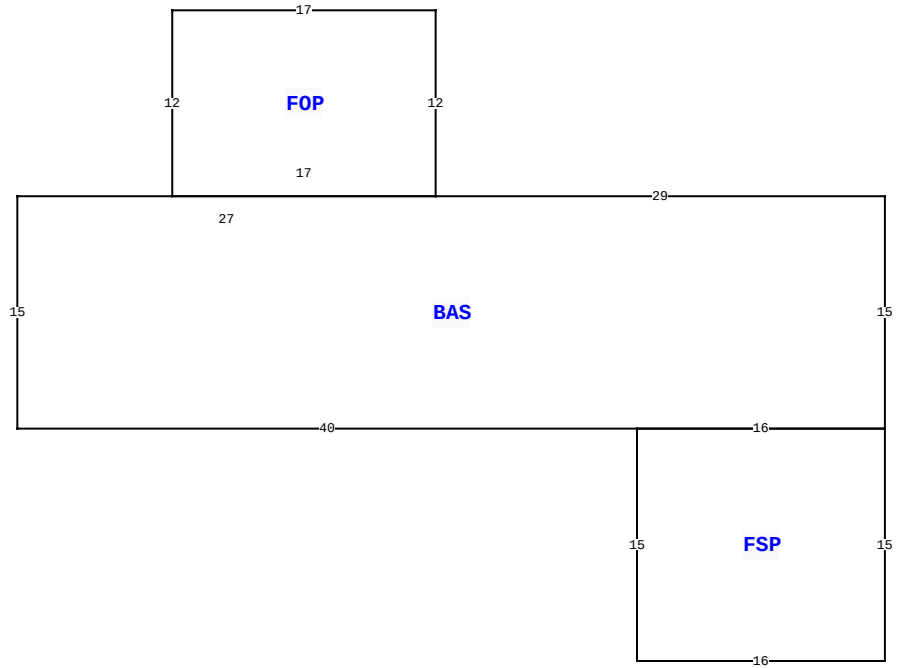
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	57,947
FOP	204	35		71	4,898
FSP	240	40		96	6,622
TOTALS	1,284			1,007	69,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,007	112.9000	106.13	106,873	2010	2010	0	0	0	35.00	65.00

2 MANUF 1 0% - 2025 Heated Area: 840 HX Base Yr



911 SW COUNTY ROAD 252B , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,467
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	15,985
TOTAL MARKET VALUE	92,552
SOH/AGL Deduction	0
ASSESSED VALUE	92,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,552
TOTAL JUST VALUE	92,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30320	M H	0	08/17/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1086	3/20/2024	WD	U	I	11	100
GRANTOR: MORRELL DAVID WAYNE						
GRANTEE: OLISA PROPERTIES LL						
0916/2419	12/22/2000	WD	Q	I	01	39,400
GRANTOR: B SISTRUNK ETAL						
GRANTEE: DAVID & VICKI MORRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FOP= N12 W17 S12 E17$ W27 S15 E40 FSP= S15 E16 N15 W16$ E16 N15$.

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	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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		RSF-2	0.00	0.00	1.39	AC		1.00	1.00	1.00	11,500.00	11,500.00	15,985							

REVIEW DATE 09/26/2023 BY JB Total Acres: 1.39 Total Land Value: 15,985 Market: 0 Agricultural: 0 Common: 15,985 PRINTED 11/18/2025 BY SYS