LOT 21 SUZANNE S/D UNIT 3.
501-85, DC 1193-2710, 1197-1729,

CURTIS GARALD DEAN/CURTIS REBECCA A
410 SE FAYE LN
LAKE CITY, FL 32025

2025

03-4S-17-07570-095

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

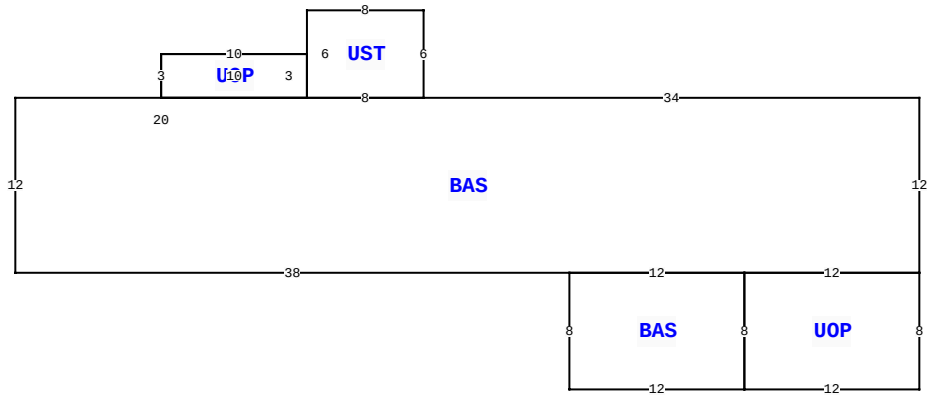
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	1,906
BAS	744	100		744	14,770
UOP	30	25		8	159
UOP	30	25		8	159
UOP	96	25		24	476
UST	48	45		22	437
TOTALS	1,044			902	17,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	902	82.7100	49.63	44,766	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



254 SE RACHEL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	17,906
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	41,206
SOH/AGL Deduction	8,753
ASSESSED VALUE	32,453
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,453
TOTAL JUST VALUE	41,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,661

XFOB:1:1: SEABI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1197/2603	7/15/2010	WD	U	I	19	12,000
GRANTOR: LOWELL O'STEEN PR FOR						
GRANTEE: GARALD DEAN & REBEC						
1197/2605	7/13/2010	WD	U	I	11	100
GRANTOR: BETHLEHEM BAPTIST CHU						
GRANTEE: GARALD DEAN & REBEC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UST= N6 W8 S6 E8$ W8 UOP= N3 W10 S3 E10$ UOP= N3 W10 S3 E10$ W20 S12 E38 BAS= S8E12N8 W12$ E12 UOP= S8 E12 N8 W12$ E12 N12 $.

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	2017	2017	3	100	1,800	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,800

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.52 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/28/2025 BY SYS