LOT 10 LILLIAN ACRES S/D.

573-475, 887-1430, 1007-2564, WD

**HYSELL MIRANDA**
110 SW COUNT CT
LAKE CITY, FL 32025

**2026**

**03-5S-17-09101-010**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| 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 | 04 | 04 |

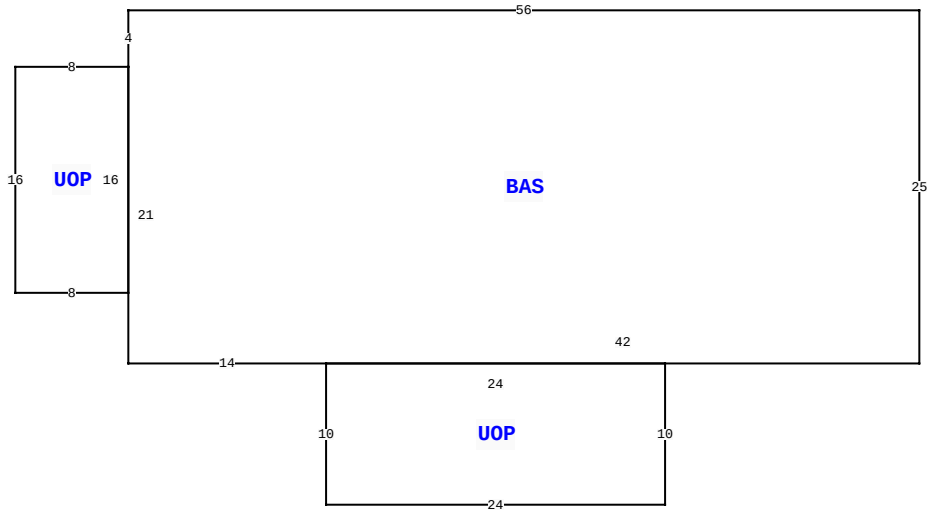
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 3517.0100 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,400 | 100 | | 1,400 | 68,384 |
| UOP | 128 | 25 | | 32 | 1,563 |
| UOP | 240 | 25 | | 60 | 2,931 |
| TOTALS | 1,768 | | | 1,492 | 72,878 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,492 | 108.3000 | 88.81 | 132,505 | 1985 | 1985 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2025 Heated Area: 1400 HX Base Yr 2025




110 SW COUNT CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 72,878 |
| TOTAL MARKET OB/XF VALUE | | 9,100 |
| TOTAL LAND VALUE - MARKET | | 16,772 |
| TOTAL MARKET VALUE | | 98,750 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 98,750 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 43,028 |
| TOTAL JUST VALUE | | 98,750 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 98,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1525/2700 | 10/18/2024 | WD | Q | I | 01 | 125,000 |
| GRANTOR: MULLENS JUDY A | | | | | | |
| GRANTEE: HYSELL BRANDON CODY | | | | | | |
| 1007/2564 | 2/20/2004 | WD | Q | I | | 54,000 |
| GRANTOR: MYRL E SCHLEISMAN | | | | | | |
| GRANTEE: JUDY A MULLENS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S4 UOP= W8 S16 E8 N16$ S21 E14 UOP= S10 E24 N10W24$ E42 N25$.

## 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 | 100 | 10 | 12 | 120.00 | UT | 5.00 | 5.00 | 100 | 2004 | 2004 | 3 | 100 | 600 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 300 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2004 | 2004 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,100

| 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 | 100 | | 00 | 0.00 | 0.00 | 1.20 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 16,772 | | | | | | | |

REVIEW DATE 12/19/2024 BY TP Total Acres: 1.20 Total Land Value: 16,772 Market: 0 Agricultural: 0 Common: 16,772 PRINTED 11/20/2025 BY SYS