COMM AT SW COR OF SEC, RUN E 100
U S HWY 441, N ALONG R/W 2539.50
FOR POB, CONT EAST 369.49 FT, S

LILLEY GREGORY/PETERSON MARSHA
177 SW CONESTOGA WAY
FORT WHITE, FL 32038

2026

03-7S-17-09876-006

BUILDING CHARACTERISTICS

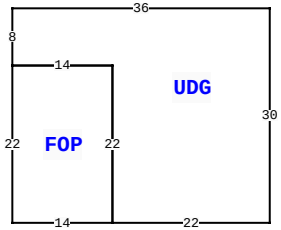
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3717.00	1.00/

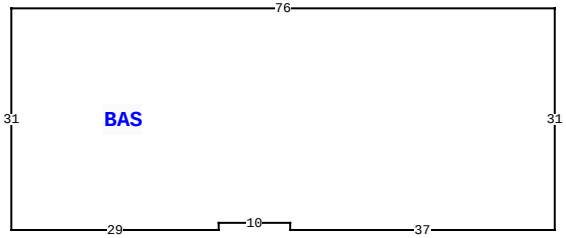
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100		2,346	179,675
FOP	308	35		108	8,271
UDG	772	60		463	35,460
TOTALS	3,426			2,917	223,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,917	135.1900	139.25	406,192	2005	2005	0	0	0	45.00	55.00

1 MANUF 3 0% - 2022 Heated Area: 2346 HX Base Yr





243 SE OLD BELLAMY RD, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	223,406
TOTAL MARKET OB/XF VALUE	41,718
TOTAL LAND VALUE - MARKET	50,100
TOTAL MARKET VALUE	315,224
SOH/AGL Deduction	0
ASSESSED VALUE	315,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,224
TOTAL JUST VALUE	315,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23928	GARAGE	115	12/06/2005
23079	M H	340	04/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1454/279	12/06/2021	WD	Q	I	01	290,000
GRANTOR: MCCASHIN ROBERT A						
GRANTEE: LILLEY GREGORY						
1059/2461	3/04/2005	N/A	Q	V		54,000
GRANTOR: WATSON						
GRANTEE: ROBERT A MCCASHIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E29 N1 E10 S1 E37 N31$ PTR= N30 UDG= N30 W36 S8
FOP= S22 E14 N22 W14$ E14 S22 E22$ S30$.

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	0040	BARN,POLE	0	0	32	82	2,624.00	UT	7.50	7.50	100	2005	2005	3	100	19,680	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
6	0060	CARPORT F	0	0	24	32	768.00	UT	3.50	3.50	100	2013	2013	3	100	2,688	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	900	
8	0070	CARPORT UF	0	0	20	40	800.00	UT	1.50	1.50	100	2017	2017	3	100	1,200	
9	0040	BARN,POLE	0	0	30	36	1,080.00	UT	2.50	2.50	100	2017	2017	3	100	2,700	
10	9910	RV SITE/RE	0	0	0	0	3.00	UT	2,000.00	2,000.00	100	2022	2021		100	6,000	

TOTAL OB/XF 41,718

LAND DESCRIPTION

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			0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 12/20/2021 BY CP Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/18/2025 BY SYS