COMM NW COR, S 1326.45 FT FOR PO
S 375.41 FT, W 660 FT, N 374.22

RUSS DIANE
292 NE SHEROD CT
LAKE CITY, FL 32055

2025

04-3S-17-04838-012

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	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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	4317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	5,258
BAS	1,008	100		1,008	18,402
UDU	240	60		144	2,629
UOP	160	25		40	730
TOTALS	1,696			1,480	27,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,480	76.0590	45.64	67,547	1986	1986	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr

292 NE SHEROD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,019
TOTAL MARKET OB/XF VALUE	17,100
TOTAL LAND VALUE - MARKET	39,690
TOTAL MARKET VALUE	83,809
SOH/AGL Deduction	28,007
ASSESSED VALUE	55,802
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,802
TOTAL JUST VALUE	83,809
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19376	M H	125	04/01/2002
16646	M H	125	02/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1303/2672	11/06/2015	QC	U	I	11	100
GRANTOR: SANDRA CASTRO						
GRANTEE: DIANE RUSS (WIDOWED						
1103/1296	11/30/2006	WD	Q	I	06	100
GRANTOR: CHARLES & DIANE RUSS						
GRANTEE: CHARLES OR DIANE RU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 BAS= N12 W24 S12 E24$ W64 S14 E72 N14$ PTR= N30 UOP= N8 UDU= N12 W20 S12 E20$ W20 S8 E20$ 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	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	
3	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 17,100

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		00	0.00	0.00	5.67	AC		1.00	1.00	1.00	7,000.00	7,000.00	39,690							

REVIEW DATE 08/06/2015 BY DF Total Acres: 5.67 Total Land Value: 39,690 Market: 0 Agricultural: 0 Common: 39,690 PRINTED 08/12/2025 BY SYS