COMM SE COR, RUN N 210 FT, W 367
E 285.67 FT FOR POB, RUN N 59 DE
N 24 DEG E 131.12 FT, N 17 DEG E

MARKS TRAVIS/MARKS KAYA
153 NW JORDAN CT
LAKE CITY, FL 32055

2026

05-3S-16-01990-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

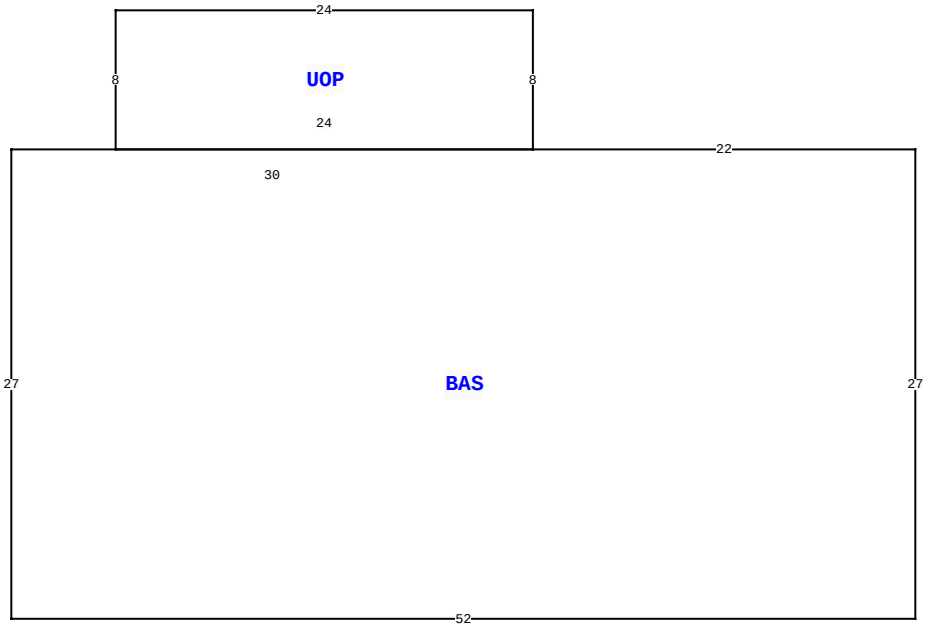
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	26,541
UOP	192	25		48	907
TOTALS	1,596			1,452	27,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,452	78.7680	47.26	68,622	1996	1996	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr



153 NW JORDAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,449
TOTAL MARKET OB/XF VALUE	9,100
TOTAL LAND VALUE - MARKET	9,408
TOTAL MARKET VALUE	45,957
SOH/AGL Deduction	1,492
ASSESSED VALUE	44,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,465
TOTAL JUST VALUE	45,957
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36282	PUMP/UTPOL	50	02/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/2585	3/28/2025	WD	Q	I	01	145,000
GRANTOR: COURSON DAVID W						
GRANTEE: MARKS TRAVIS						
1270/2352	3/06/2014	WD	U	I	12	20,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: DAVID W COURSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N8 W24 S8 E24$ W30 S27 E52 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	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	0		A-1	0.00	0.00	0.49	AC		1.00	1.00	0.80	12,000.00	9,600.00	4,704							
2	0200	C	MBL HM	0			0.00	0.00	0.49	AC		1.00	1.00	0.80	12,000.00	9,600.00	4,704							

REVIEW DATE 07/21/2025 BY TP Total Acres: 0.98 Total Land Value: 9,408 Market: 0 Agricultural: 0 Common: 9,408 PRINTED 11/19/2025 BY SYS