

COMM AT SE COR SEC, RUN N 210 FT
W 170 FT FOR POB, RUN N 30 DEG E
DEG E 8.23 FT, N 83 DEG W 139.82

COURSON DAVID W
13802 NW CR 239
LAKE BUTLER, FL 32054

2026

05-3S-16-01990-004



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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	5316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	5,951
BAS	952	100		952	23,606
UOP	96	25		24	595
UOP	128	25		32	794
TOTALS	1,416			1,248	30,946

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0			0.00	0.00	0.55	AC	

REVIEW DATE 05/07/2018 BY KR

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,248	103.3200	61.99	77,364	1986	1986	0	0	0 60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1192 HX Base Yr											
213 NW JORDAN CT, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/12/2022 MLU											

TOTAL OB/XF											
3,400											

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3,400											

Total Acres: 0.55 Total Land Value: 5,280 Market: 0 Agricultural: 0 Common: 5,280

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		30,946	
TOTAL MARKET OB/XF VALUE		3,400	
TOTAL LAND VALUE - MARKET		5,280	
TOTAL MARKET VALUE		39,626	
SOH/AGL Deduction		5,302	
ASSESSED VALUE		34,324	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		34,324	
TOTAL JUST VALUE		39,626	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		39,626	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21997	M H	322	06/24/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1251/1351	3/12/2013	WD	U	I	11	100	
GRANTOR: FIRST FEDERAL BANK OF							
GRANTEE: DAVID W COURSON							
1248/0787	1/11/2013	WD	U	I	12	10,000	
GRANTOR: FIRST FEDERAL BANK OF							
GRANTEE: DAVID W COURSON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W44 UOP= N8 W16 S8 E16\$ W24 S14 E44 UOP= S8 E12 N8 W12\$ E24 N14\$ BAS= N8 W30 S8 E30\$.											

OTHER ADJUSTMENTS AND NOTES											

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