COMM AT SE COR OF SEC, RUN N 210
CONT W 170 FT, NE 181.80 FT, CON
POB, RUN NE 171.75 FT, W 138.72

COURSON DAVID
13802 NW CR 239
LAKE BUTLER, FL 32054

2026

05-3S-16-01990-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

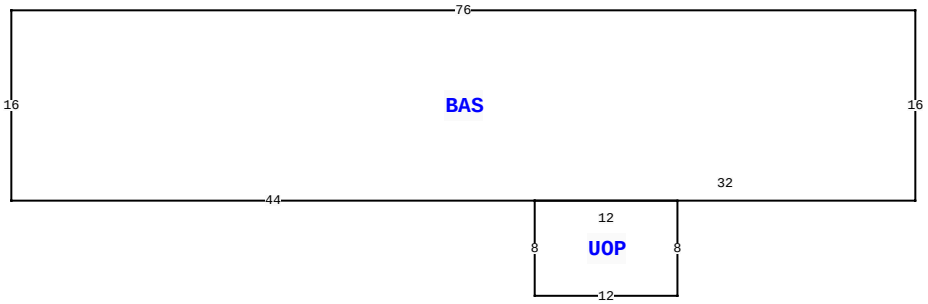
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,216	100		1,216	75,380
UOP	96	25		24	1,488
TOTALS	1,312			1,240	76,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,240	119.9000	112.71	139,760	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1216 HX Base Yr



188 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	76,868
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	4,800
TOTAL MARKET VALUE	88,668
SOH/AGL Deduction	24,584
ASSESSED VALUE	64,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,084
TOTAL JUST VALUE	88,668
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23204	M H	322	05/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/1908	5/08/2017	WD	U	I	12	8,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: DAVID COURSON						
1329/1818	1/24/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURTS (TETI						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E44 UOP= S8 E12 N8 W12$ E32 N16$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0.50	AC		1.00	1.00	0.80	12,000.00	9,600.00	4,800							

REVIEW DATE 05/07/2018 BY KR Total Acres: 0.50 Total Land Value: 4,800 Market: 0 Agricultural: 0 Common: 4,800 PRINTED 11/19/2025 BY SYS