COMM SE COR OF SW1/4 OF SE1/4, R
FOR POB, RUN N 1145.20 FT TO S R
ALONG R/W 382.20 FT, S 1334.96 F

HOGAN GEORGE W
2276 SW HOWELL ST
LAKE CITY, FL 32024

2025

05-6S-17-09611-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

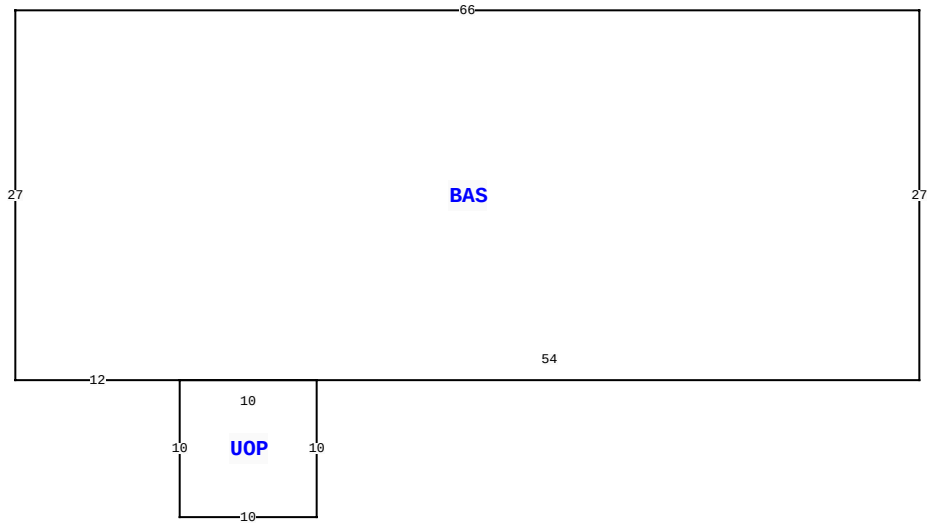
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	49,568
UOP	100	25		25	696
TOTALS	1,882			1,807	50,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,807	115.9000	69.54	125,659	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME – 100% - 0 Heated Area: 1782 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

2276 SW HOWELL ST, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,264
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		90,250
TOTAL MARKET VALUE		150,314
SOH/AGL Deduction		80,876
ASSESSED VALUE		69,438
TOTAL EXEMPTION VALUE	HX HB	44,438
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0621/0138	4/24/1987	WD	U	V		30,000
GRANTOR: ALFORD PHILLIP J SR						
GRANTEE: HOGAN GEORGE W &						
0377/0361	4/01/1977	03	Q	V		14,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E12 UOP= S10 E10 N10 W10$ E54 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	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,800

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	0102	C	SFR/MH	100		A-1	0.00	0.00	9.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	90,250							

REVIEW DATE 09/29/2017 BY DF Total Acres: 9.50 Total Land Value: 90,250 Market: 0 Agricultural: 0 Common: 90,250 PRINTED 07/18/2025 BY SYS