COMM NW COR OF SE1/4 OF NW1/4, R
POB, RUN S 139.76 FT, E 120 FT,
120 FT TO POB, EX RD.

J & J FLORIDA DEVELOPMENT LLC
242 SE MIMOSA PL
LAKE CITY, FL 32025

2025

06-4S-17-08006-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

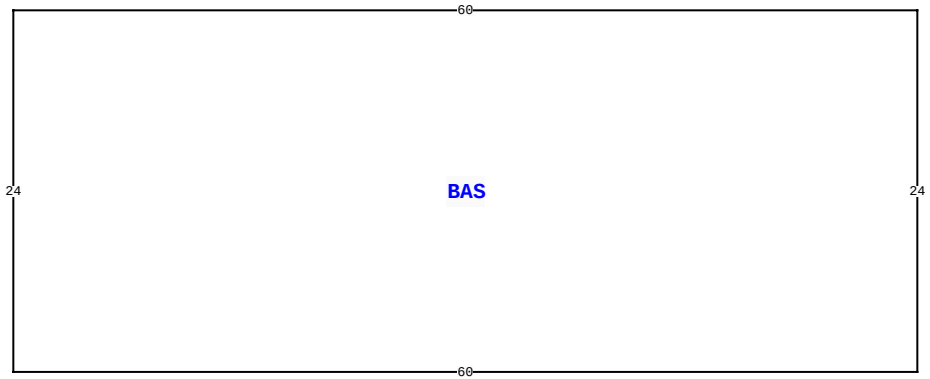
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	35,908
TOTALS	1,440			1,440	35,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	103.9000	62.34	89,770	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1440 HX Base Yr



1147 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	35,908
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	20,875
TOTAL MARKET VALUE	63,783
SOH/AGL Deduction	1,442
ASSESSED VALUE	62,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,341
TOTAL JUST VALUE	63,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,674

SALE:14:1: INCLUDED 08479-122

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/201	3/16/2022	WD	Q	I	01	65,000
GRANTOR: CONNER INVESTMENTS OF						
GRANTEE: J & J FLORIDA DEVEL						
1290/2042	3/09/2015	WD	Q	V	04	18,700
GRANTOR: BERNICE BEASLEY						
GRANTEE: CONNER INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E60 N24$.

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	0102	C	SFR/MH	0		RSF/MH	0.00	0.00	16,700.00	SF		1.00	1.00	1.00	1.25	1.25	20,875							

REVIEW DATE 09/19/2016 BY DF Total Acres: 0.38 Total Land Value: 20,875 Market: 0 Agricultural: 0 Common: 20,875 PRINTED 08/15/2025 BY SYS