LOT 1 PARADISE ESTATES S/D.
AG 1377-937, WD 1416-2044,

MUSGROVE DWIGHT MITCHELL/MUSGROVE TIFFANY MICHELLE
1439 NW HAMP FARMER RD
LAKE CITY, FL 32055

2026

07-2S-17-04677-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

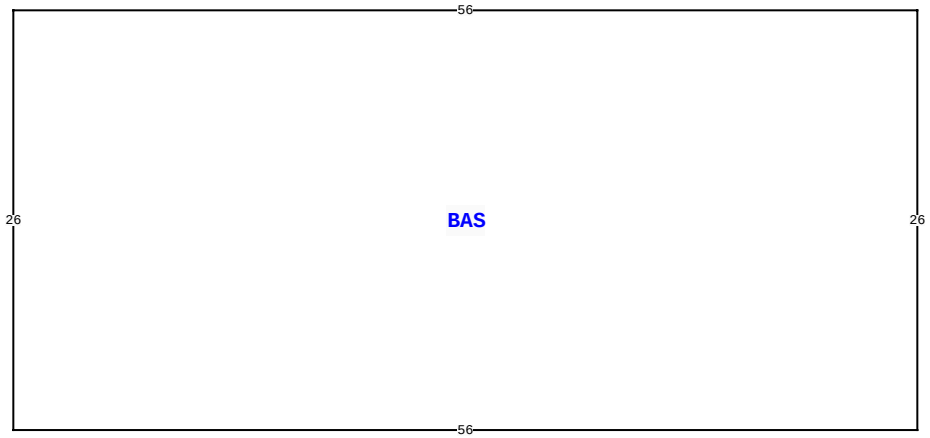
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	7217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	134,069
TOTALS	1,456			1,456	134,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,456	113.9000	107.07	155,894	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 1456 HX Base Yr 2019



1439 NW HAMP FARMER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,069
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		181,069
SOH/AGL Deduction		78,116
ASSESSED VALUE		102,953
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,231
TOTAL JUST VALUE		181,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36228	M H	685	01/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/2044	7/28/2020	WD	U	I	30	155,000
GRANTOR: AUDREY S BULLARD & CH						
GRANTEE: COLUMBIA LAND MAINT						
1377/0937	1/04/2017	AG	U	I	21	45,000
GRANTOR: AUDREY S BULLARD AS T						
GRANTEE: DWIGHT MITCHELL & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

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	100	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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/08/2018 BY DF Total Acres: 5.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/06/2025 BY SYS