LOT 30 BARWICK S/D.

781-1810, 781-1811, 848-974, LE

RICH JESSICA MARIE/BRODERSON TERRY LYNN
297 SW MOLLIE TER
LAKE CITY, FL 32024

2026

07-4S-16-02808-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

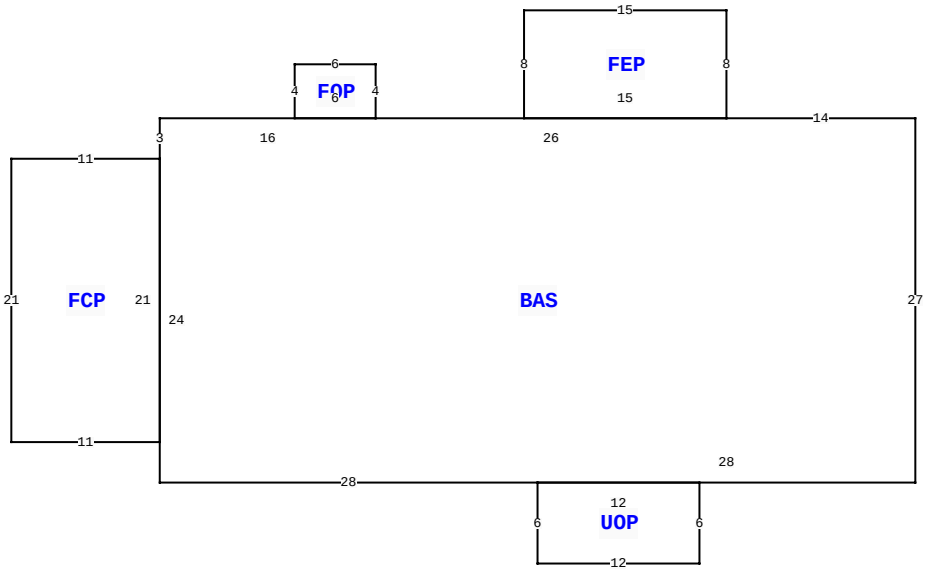
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	7416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,058
FCP	231	25		58	1,613
FEP	120	85		102	2,837
FOP	24	35		8	222
UOP	72	25		18	501
TOTALS	1,959			1,698	47,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,698	115.9000	69.54	118,079	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1512 HX Base Yr



297 SW MOLLIE TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,232
TOTAL MARKET OB/XF VALUE	9,246
TOTAL LAND VALUE - MARKET	27,900
TOTAL MARKET VALUE	84,378
SOH/AGL Deduction	0
ASSESSED VALUE	84,378
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,378
TOTAL JUST VALUE	84,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,378

XFOB:1:1: 1994 FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7766	M H	100	11/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1553/2430	11/10/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (GENE						
GRANTEE: BRODERSON TERRY L						
1553/1852	11/04/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DAVID						
GRANTEE: RICH NCHOLAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N8 W15 S8 E15$ W26 FOP= N4 W6 S4 E6$ W16 S3
FCP= W11 S21 E11N21$ S24 E28 UOP= S6 E12 N6W12$ E28 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	0210	GARAGE U	0	0	24	26	624.00	UT	3.60	3.60	100	1992	1992	3	100	2,246	
2	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 9,246

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		A-1	0.00	0.00	1.86	AC		1.00	1.00	1.00	15,000.00	15,000.00	27,900							

REVIEW DATE 02/12/2024 BY KS Total Acres: 1.86 Total Land Value: 27,900 Market: 0 Agricultural: 0 Common: 27,900 PRINTED 11/20/2025 BY SYS