COMM SW COR OF E1/2 OF SE1/4, RU
R/W TOMPKINS RD, RUN N 1084.85 F
CONT N 451.44 FT, E 580.80 FT, S

BROWN TERRI BOSTON
244 SW MOLLIE TERR
LAKE CITY, FL 32024

2026

07-4S-16-02808-021

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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

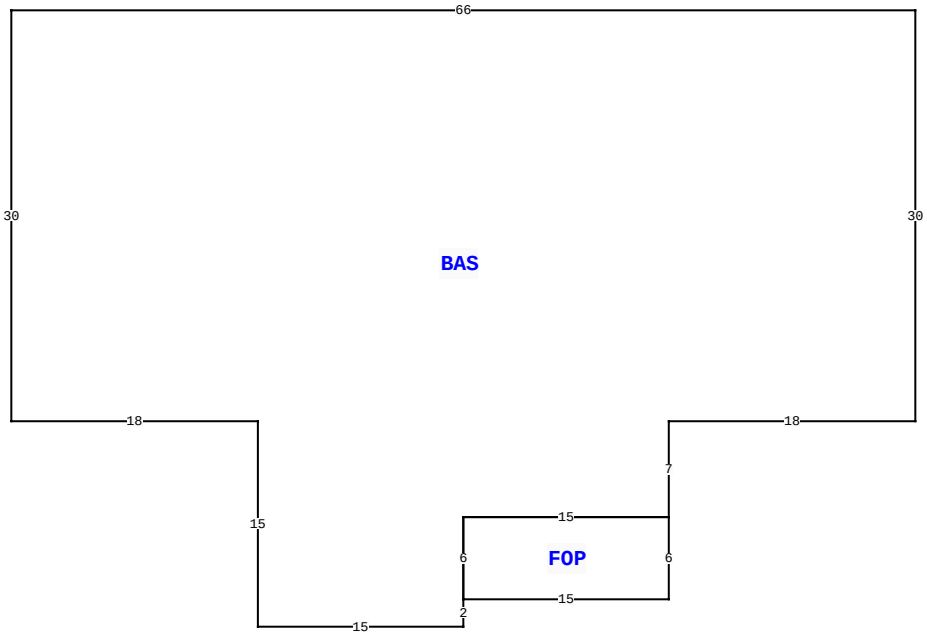
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 7416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,310	100		2,310	136,033
FOP	90	35		32	1,884
TOTALS	2,400			2,342	137,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,342	113.9000	107.07	250,758	2007	2007	0	0	0	45.00	55.00

3 MANUF 1 100% - 2000 Heated Area: 2310 HX Base Yr 2000



244 SW MOLLIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,917
TOTAL MARKET OB/XF VALUE		22,409
TOTAL LAND VALUE - MARKET		60,200
TOTAL MARKET VALUE		220,526
SOH/AGL Deduction		56,222
ASSESSED VALUE		164,304
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,582
TOTAL JUST VALUE		220,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,049

XFOB:2:1: CYPR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26398	M H	275	11/07/2007
15923	M H	125	08/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1135/1078	11/05/2007	WD	Q	I	06	100

GRANTOR: C A BOSTON JR & BETTY
GRANTEE: TERRI B BROWN FKA T

0828/2465	8/23/1996	WD	Q	I	03	0

GRANTOR: CHARLES R HODGE
GRANTEE: TERRI B HODGE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S30 E18 S15 E15 N2 FOP= E15 N6 W15 S6$ N6 E15 N7 E18 N30$.

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	50	1993	1993	3	50	1,080	
2	0060	CARPORT F	0	100	18	28	504.00	UT	3.50	3.50	100	2014	2014	3	100	1,764	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	18	20	360.00	UT	11.00	11.00	100	2014	2014	3	100	3,960	
5	0169	FENCE/WOOD	0	100	0	0	140.00	UT	15.50	15.50	100	2014	2014	3	100	2,170	
6	0040	BARN,POLE	0	100	17	40	680.00	UT	4.50	4.50	100	2019	2019	3	100	3,060	
7	0040	BARN,POLE	0	100	25	30	750.00	UT	4.50	4.50	100	2019	2019	3	100	3,375	

LAND DESCRIPTION

TOTAL OB/XF 22,409

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	3.07	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,700							
2	0000	C	VAC RES	100			0.00	0.00	2.95	AC		1.00	1.00	1.00	10,000.00	10,000.00	29,500							

REVIEW DATE 02/12/2024 BY KS Total Acres: 6.02 Total Land Value: 60,200 Market: 0 Agricultural: 0 Common: 60,200 PRINTED 11/20/2025 BY SYS