

LOT 3 GRASSLAND ACRES S/D.
AFD 1138-1359, WD 1220-2569, WD

REGISTER WINDY G
311 SW GRASSLAND WAY
LAKE CITY, FL 32024

2026

07-5S-16-03487-103

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100

Quality		05 05
DOR CODE		0200 MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		7516.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100		1,088	44,809
TOTALS					
	1,088			1,088	44,809

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,088	90.3200	54.19	58,959	2014	2014	0	0	24.00	76.00
1 MOBILE HME 100% - 2016 Heated Area: 1088 HX Base Yr 2016											
BAS											
311 SW GRASSLAND WAY, LAKE CITY											

TOTAL OB/XF											
8,100											

TOTAL OB/XF											
8,100											

COLUMBIA COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 44,809											
TOTAL MARKET OB/XF VALUE 8,100											
TOTAL LAND VALUE - MARKET 38,500											
TOTAL MARKET VALUE 91,409											
SOH/AGL Deduction 33,614											
ASSESSED VALUE 57,795											
TOTAL EXEMPTION VALUE HX HB 32,795											
BASE TAXABLE VALUE 25,000											
TOTAL JUST VALUE 91,409											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 93,178											
PRMT:1:1: GORE MH LOT 3											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
1276/1597 6/20/2014 WD Q V 03 25,000											
GRANTOR: ANNE FERRO DAVIS											
GRANTEE: WINDY G REGISTER											
1220/2569 9/07/2011 WD U V 11 100											
GRANTOR: RODNEY S & NORMA R DI											
GRANTEE: ANNE FERRO DAVIS											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W68 S16 E68 N16\$.											