

LOT 4 GRASSLAND ACRES S/D.
817-1363, DC 1388-1361, QC 1391-

TRULUCK BETTY C/TRULUCK ELIZABETH M
435 SW GRASSLAND WAY
LAKE CITY, FL 32024

2026

07-5S-16-03487-104



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	02	WINDOW 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	03	03 100
Kitchen Adjus	01	01 100

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	67,208
UOP	96	25		24	1,327
TOTALS	1,312			1,240	68,534

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
3	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00
4	0081	DECKING WI	0 100	0	0	1.00	UT	100.00	100.00
5	0296	SHED METAL	0 100	0	0	1.00	UT	1,500.00	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,240	106.9000	100.49	124,608	2000	2000		0	0	45.00	55.00	
2 MANUF 1 0% - 2023 Heated Area: 1216 HX Base Yr 2023													
435 SW GRASSLAND WAY, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/07/2025 MLU													

TOTAL OB/XF													
11,900													

TOTAL OB/XF													
11,900													

COLUMBIA COUNTY PROPERTY													
VALUATION SUMMARY													
PAGE 1 of 2 3													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 119,345													
TOTAL MARKET OB/XF VALUE 11,900													
TOTAL LAND VALUE - MARKET 55,000													
TOTAL MARKET VALUE 186,245													
SOH/AGL Deduction 12,887													
ASSESSED VALUE 173,358													
TOTAL EXEMPTION VALUE HX HB SX 100,722													
BASE TAXABLE VALUE 72,636													
TOTAL JUST VALUE 186,245													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 186,245													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044426	Mobile Home		05/13/2022
16564	M H	125	02/02/2000
12981	M H	125	08/26/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1467/2212	5/11/2022	QC	U	I	11	100	
GRANTOR: TRULUCK BETTY C							
GRANTEE: TRULUCK BETTY C							
1391/1926	7/13/2019	QC	U	I	11	0	
GRANTOR: BETTY TRULUCK							
GRANTEE: BETTY TRULUCK & ELI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W76 S16 E44 UOP= S8 E12 N8 W12\$ E32 N16\$.									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2				3																					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																									
Exterior Wall		31		VINYL SID 100		0201		02		840		117.0000		109.98		92,383		2002		2002		0		0		0		45.00		55.00		VALUATION BY										STANDARD													
Exterior Wall		00		N/A 0		3		MANUF		1		100%		- 2023		Heated Area: 840										HX Base Yr 2023						Tax Group: 3										Tax Dist:													
Roof Structur		03		GABLE/HIP 100																												BUILDING MARKET VALUE										119,345													
Roof Cover		14		PREFIN MT 100																												TOTAL MARKET OB/XF VALUE										11,900													
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET										55,000													
Interior Floo		14		CARPET 100																												TOTAL MARKET VALUE										186,245													
Interior Floo		00		N/A 0																												SOH/AGL Deduction										12,887													
Air Condition		03		CENTRAL 100																												ASSESSED VALUE										173,358													
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE										HX HB SX 100,722													
Bedrooms				2 100																												BASE TAXABLE VALUE										72,636													
Bathrooms				2 100																												TOTAL JUST VALUE										186,245													
Frame		01		NONE 100																												NCON VALUE										0													
Stories		1.		1. 100																												INCOME VALUE																							
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NEIGHBORHOOD/LOC		7516.0200		1.00/																																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																													
BAS		840		100		2023		840		50,811																																													
TOTALS		840						840		50,811																																													
EXTRA FEATURES										435 SW GRASSLAND WAY, LAKE CITY										BLD DATE				LGL DATE		04/07/2025		MLU																											
										XF DATE																																													