LOTS 7 THRU 10 BLOCK 3 LAKESIDE
16-60, 426-615, 548-48, 572-788,

CRAFT DAVID
2327 S MARION AVE
LAKE CITY, FL 32025

2026

08-4S-17-08214-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

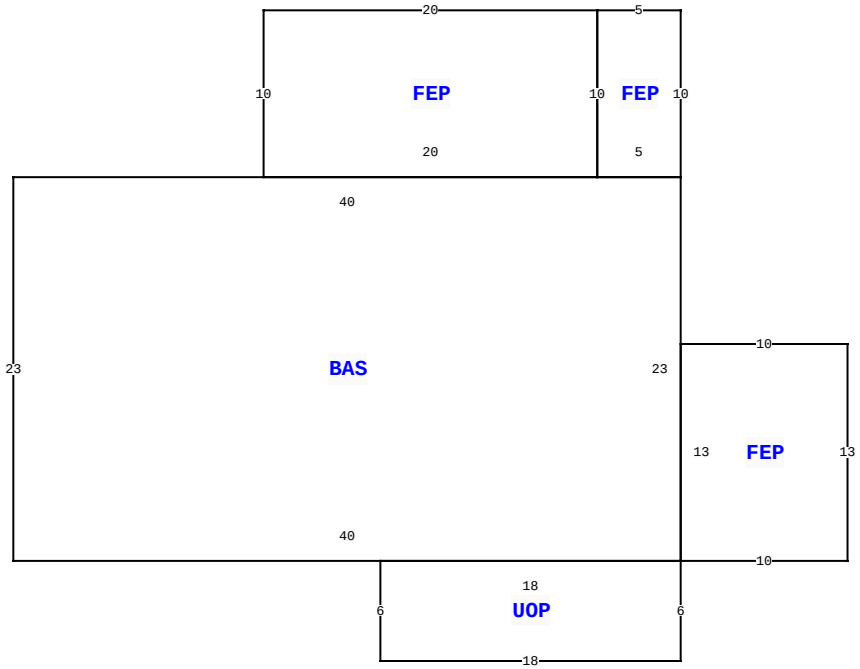
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	25,282
FEP	50	85		42	1,154
FEP	130	85		110	3,023
FEP	200	85		170	4,672
UOP	108	25		27	742
TOTALS	1,408			1,269	34,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,269	114.5000	68.70	87,180	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 920 HX Base Yr



2355 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	34,872
TOTAL MARKET OB/XF VALUE	1,980
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	51,852
SOH/AGL Deduction	0
ASSESSED VALUE	51,852
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,852
TOTAL JUST VALUE	51,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1441/2416	7/02/2021	WD	Q	I	01	60,000

GRANTOR: DUNCAN SHARON
GRANTEE: CRAFT DAVID

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=19,16] E40 S23 W40 N23 $
FEP=[ORIG=54,6] E5 S10 W5 N10 $
FEP=[ORIG=34,6] E20 S10 W20 N10 $
FEP=[ORIG=59,26] E10 S13 W10 N13 $
UOP=[ORIG=41,39] E18 S6 W18 N6 $
.

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	0060	CARPORT F	0	0	18	22	1.00	UT	1,980.00	1,980.00	100	2022	2021		100	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	0232	C	MH/WATER	0		00	0.00	0.00	100.00	FF		1.00	1.00	0.75	200.00	150.00	15,000							

REVIEW DATE 11/23/2021 BY JB Total Acres: 0.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/19/2025 BY SYS