

LOT 13 BLK B HIGH HAMMOCK.
WD 1002-1456, 1457, DC 1103-118,

SPEARS GREG/ALVAREZ KATRINA
199 SE BAYA DR
LAKE CITY, FL 32025-5982

2025

09-4S-17-08301-133



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	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	2 100	
Bathrooms	1 100	
Stories	1. 1. 100	
Architectual	01	CONV 100
Units	0 100	
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	9417.0600 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	15,820
UST	192	45		86	1,620
TOTALS	1,032			926	17,440

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	0		00	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	926	94.4100	53.81	49,828	1985	1985	0	0	65.00	35.00	
1 MOBILE HME - 0% - 2025												
Heated Area: 840 HX Base Yr												
UST BAS												
324 SE BEADIE DR, LAKE CITY												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				17,440			
TOTAL MARKET OB/XF VALUE				4,000			
TOTAL LAND VALUE - MARKET				18,500			
TOTAL MARKET VALUE				39,940			
SOH/AGL Deduction				0			
ASSESSED VALUE				39,940			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				39,940			
TOTAL JUST VALUE				39,940			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				39,330			
PRMT:1:1: MCDOWELL							
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
19428		M H		125		04/12/2002	
13990		M H		125		05/08/1998	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1524/2129		10/04/2024	QC	U	I	11	100
GRANTOR: SPEARS GREG							
GRANTEE: SPEARS GREG							
1455/2308		12/29/2021	QC	U	I	30	100
GRANTOR: SPEARS GREG							
GRANTEE: SPEARS GREG							
BUILDING NOTES							