

BEG SE COR OF NE1/4 OF SE1/4,
RUN N 150 FT, W 200 FT, S 300
FT, E 200 FT, N 150 FT TO POB.

HOLCOMBE HANNAH BOWEN
254 SW LEON SAULS LP
LAKE CITY, FL 32025

2026

09-5S-17-09174-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	9517.00	1.00/

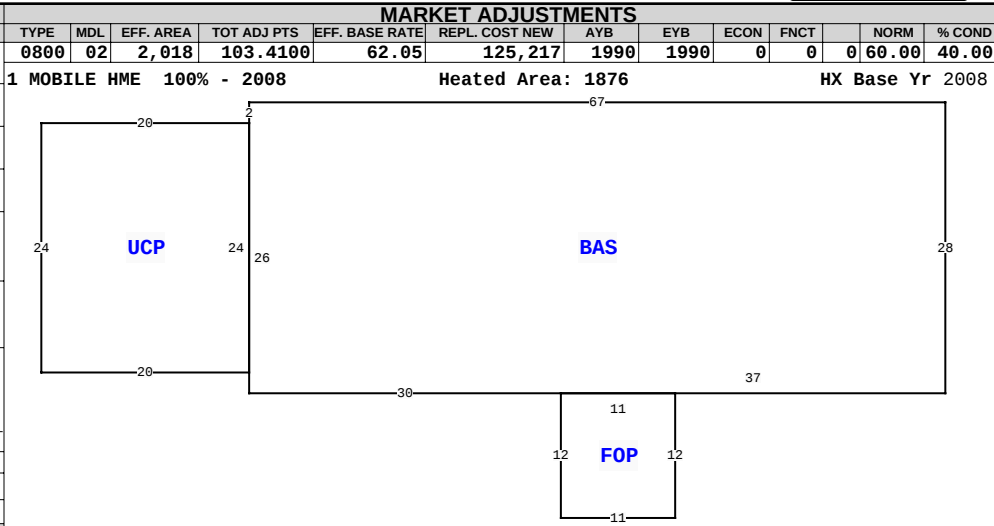
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100		1,876	46,562
FOP	132	35		46	1,142
UCP	480	20		96	2,383

TOTALS	2,488			2,018	50,087
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0 100	0	0	709.00	UT	1.12	1.12
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00
4	0294	SHED WOOD/	0 100	12	16	192.00	UT	7.50	7.50
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
6	0252	LEAN-TO W/	0 100	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
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.38

REVIEW DATE	07/31/2017	BY	BC
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254 SW LEON SAULS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

L N	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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1990	1990	3	100	1,200	
2	0166	CONC, PAVMT	0 100	0	0	709.00	UT	1.12	1.12	100	1990	1990	3	100	794	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0 100	12	16	192.00	UT	7.50	7.50	50	1993	1993	3	50	720	
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF										10,314						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.38	AC		1.00	1.00	1.00	14,000.00	14,000.00

Total Acres:	1.38	Total Land Value:	19,320	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				50,087	
TOTAL MARKET OB/XF VALUE				10,314	
TOTAL LAND VALUE - MARKET				19,320	
TOTAL MARKET VALUE				79,721	
SOH/AGL Deduction				39,363	
ASSESSED VALUE				40,358	
TOTAL EXEMPTION VALUE		HX HB		25,000	
BASE TAXABLE VALUE				15,358	
TOTAL JUST VALUE				79,721	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				79,721	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046157	Solar Power Syste	15,787	12/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1131/0370	9/14/2007	WD U	I			100
GRANTOR: CYNTHIA GRAVES (FKA)						
GRANTEE: HANNAH BOWEN HOLCOM						
0862/0179	5/15/1998	WD Q	I	03		0
GRANTOR: DICKS CYNTHIA S & ROY						
GRANTEE: DICKS CYNTHIA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W67 S2 UCP= W20 S24 E20N24\$ S26 E30 FOP= S12 E11 N12 W11\$ E37 N28\$.									