LOT 3 CHIPDALE ESTATES.
ORB 831-1617,

FOLEY MICHAEL L/FOLEY CAROLYN D
2582 SW SR 247
LAKE CITY, FL 32024

2025

10-4S-16-02862-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

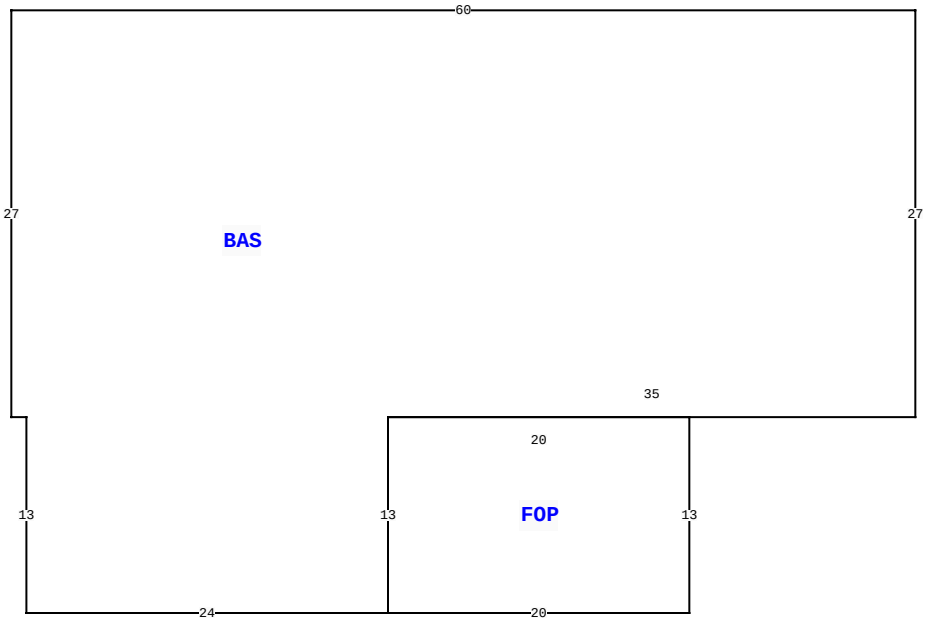
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100		1,932	126,046
FOP	260	35		91	5,937
TOTALS	2,192			2,023	131,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,023	133.2850	118.62	239,968	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 – 0% - 0 Heated Area: 1932 HX Base Yr



2580 SW STATE ROAD 247 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	131,982
TOTAL MARKET OB/XF VALUE	11,953
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	162,435
SOH/AGL Deduction	45,461
ASSESSED VALUE	116,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,974
TOTAL JUST VALUE	162,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,476

LAND:1:1: 1.25AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21691	GARAGE	80	04/05/2004
11684	M H	125	09/24/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0831/1617	12/06/1996	WD	Q	V		14,000

GRANTOR: GARY HAMILTON
GRANTEE: MICHAEL & CAROLYN F

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E1 S13 E24 FOP= E20 N13 W20 S13$ N13 E35 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0166	CONC,PAVMT	0	0	3	34	102.00	UT	1.50	1.50	100	1996	1996	3	100	153	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	20	30	600.00	UT	5.00	5.00	100	1996	1996	3	100	3,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 11,953

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	0102	C	SFR/MH	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2024 BY JB Total Acres: 1.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 04/29/2025 BY SYS