(AKA LOT 1, SUMMER'S SURVEY UNR BLOCK 31 COLUMBIA CITY; ALL MORE FOLLOWS):

LYONS MARY ELIZABETH
241 SW ETERNAL CT
LAKE CITY, FL 32024

2026

10-5S-16-03509-001

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		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0201 MODULAR HOME

MAP NUM | MKT AREA 01

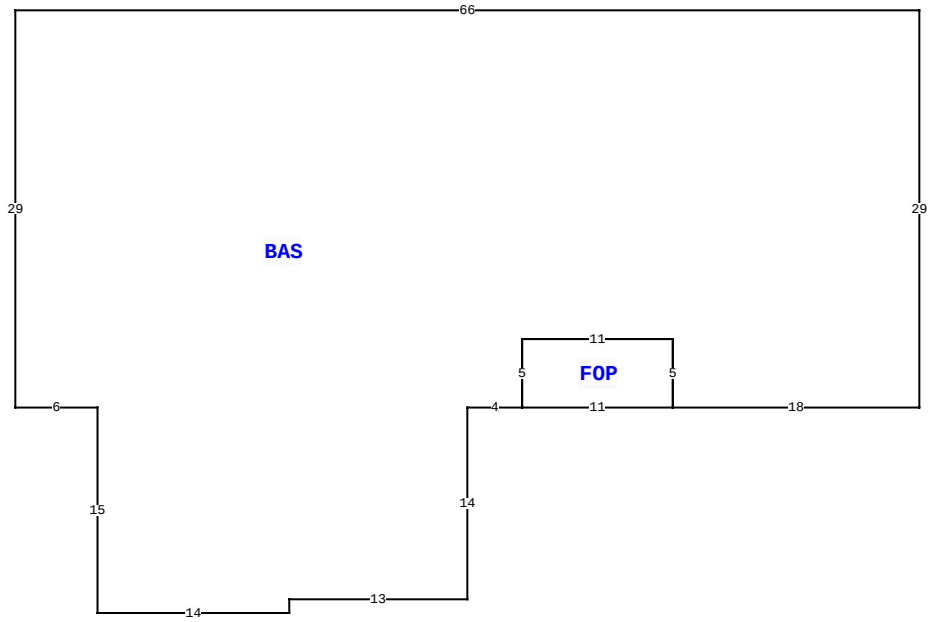
NEIGHBORHOOD/LOC 10516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,251	100		2,251	123,929
FOP	55	30		16	881
TOTALS	2,306			2,267	124,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,267	108.8000	100.10	226,927	2007	2007	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2008 Heated Area: 2251 HX Base Yr 2008



241 SW ETERNAL CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,810
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		18,990
TOTAL MARKET VALUE		152,000
SOH/AGL Deduction		23,331
ASSESSED VALUE		128,669
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		22,947
TOTAL JUST VALUE		152,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046130	Roof Replacement	7,000	12/19/2022
25575	SFR	275	02/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1472	12/21/2023	LE	U	I	14	0
GRANTOR: LYONS MARY ELIZABETH						
GRANTEE: LYONS MARY ELIZABEH						
1100/0606	9/18/2006	TR	Q	V	01	4,500
GRANTOR: THERESA BENDER TRUSTE						
GRANTEE: COLLIS VANCE & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S29 E6 S15 E14 N1 E13 N14 E4 FOP= E11 N5 W11 S5$ N5 E11 S5 E18 N29$.

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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0201	C	MOD HOME	100		A-1	0.00	0.00	1.54	AC		1.00	1.00	1.00	9,000.00	9,000.00	13,860							
2	0000	C	VAC RES	100			0.00	0.00	0.57	AC		1.00	1.00	1.00	9,000.00	9,000.00	5,130							

REVIEW DATE 01/27/2023 BY JS Total Acres: 2.11 Total Land Value: 18,990 Market: 0 Agricultural: 0 Common: 18,990 PRINTED 11/20/2025 BY SYS