COMM SE COR OF NW1/4 OF SE1/4, R
POB, N 6 DEG W 433 FT, W 175.78
433 FT, E 130.78 FT TO POB.

COLSON BRUCE/DUMAS JASON
235 SE MYRTIS RD
LAKE CITY, FL 32025

2026

10-5S-17-09186-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

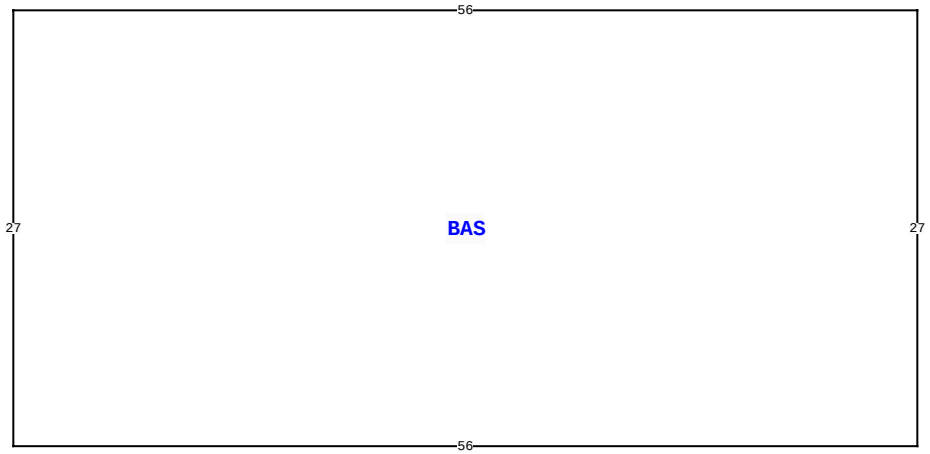
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	92,166
TOTALS	1,512			1,512	92,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	117.9000	110.83	167,575	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1512 HX Base Yr 2007



235 SE MYRTIS RD, 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		92,166
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		23,100
TOTAL MARKET VALUE		116,466
SOH/AGL Deduction		53,409
ASSESSED VALUE		63,057
TOTAL EXEMPTION VALUE	HX HB	38,057
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,466

LAND:1:1: JOINS 9186-001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11003	M H	125	04/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/1214	7/06/2018	WD	U	I	11	100

GRANTOR: ALEX & IRIS COLSON &
GRANTEE: JASON & STEPHANIE D

1080/1142	4/11/2006	WD	Q	I	01	100

GRANTOR: ALEX & IRIS COLSON
GRANTEE: JASON & STEPHANIE D

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0200	C	MBL HM	100			0.00	0.00	1.65	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,100							

REVIEW DATE 07/31/2017 BY DF Total Acres: 1.65 Total Land Value: 23,100 Market: 0 Agricultural: 0 Common: 23,100 PRINTED 11/07/2025 BY SYS