COMM NW COR OF NE1/4 OF NW1/4,
RUN S 285.67 FT FOR POB, CONT
S 421.06 FT, E 759.20 FT, N

TAYLOR EDDIE DEAN/LARSON PAMELA JEAN
183 SW NUGGET WAY
LAKE CITY, FL 32024

2026

11-4S-15-00337-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

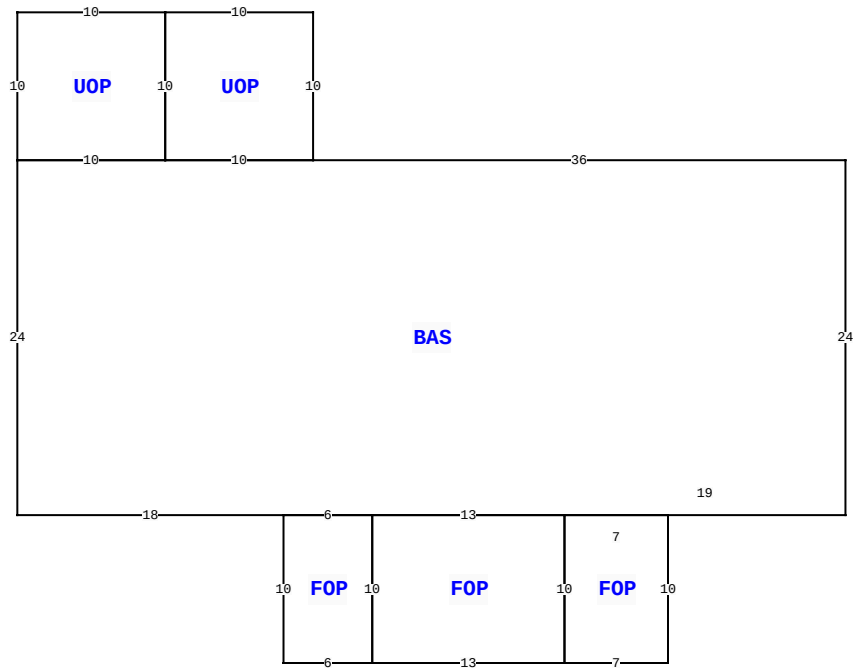
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	28,412
FOP	60	35		21	444
FOP	70	35		24	507
FOP	130	35		46	972
UOP	100	25		25	528
UOP	100	25		25	528
TOTALS	1,804			1,485	31,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,485	88.0840	52.85	78,482	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1344 HX Base Yr 1996



183 SW NUGGET WAY, 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		31,393
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		79,693
SOH/AGL Deduction		34,328
ASSESSED VALUE		45,365
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,365
TOTAL JUST VALUE		79,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,693

SALE:2:1: 5 ACRES

SALE:1:1: JT TEN WITH RIGHT OF SURVIVORSHIP

BLDG:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0808/2026	8/03/1995	WD	Q	V	02	0
GRANTOR: EDDIE DEAN TAYLOR						
GRANTEE: EDDIE DEAN TAYLOR &						
0780/1268	8/31/1993	WD	Q	V		20,000
GRANTOR: LUCILLE COATES						
GRANTEE: EDDIE DEAN TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= N10 W10 S10 E10$ W10 UOP= N10 W10 S10 E10$ W10 S24 E18 FOP= S10 E6 N10 W6$ E6 FOP= S10 E13 N10 W13$ E13 FOP= S10 E7 N10 W7$ E19 N24$.

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	0070	CARPORT UF	0	100	21	24	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,800

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.70	11,000.00	7,700.00	38,500							

REVIEW DATE 03/14/2024 BY JB Total Acres: 5.00 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 10/02/2025 BY SYS