LOT 2 MYRTIS ESTATES UNIT 2.
687-367, 791-1791, 809-2620, 923

CAIN RODNEY M/DEAN REBECCA M
298 SE CLARENCE CT
LAKE CITY, FL 32025

2026

11-5S-17-09208-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

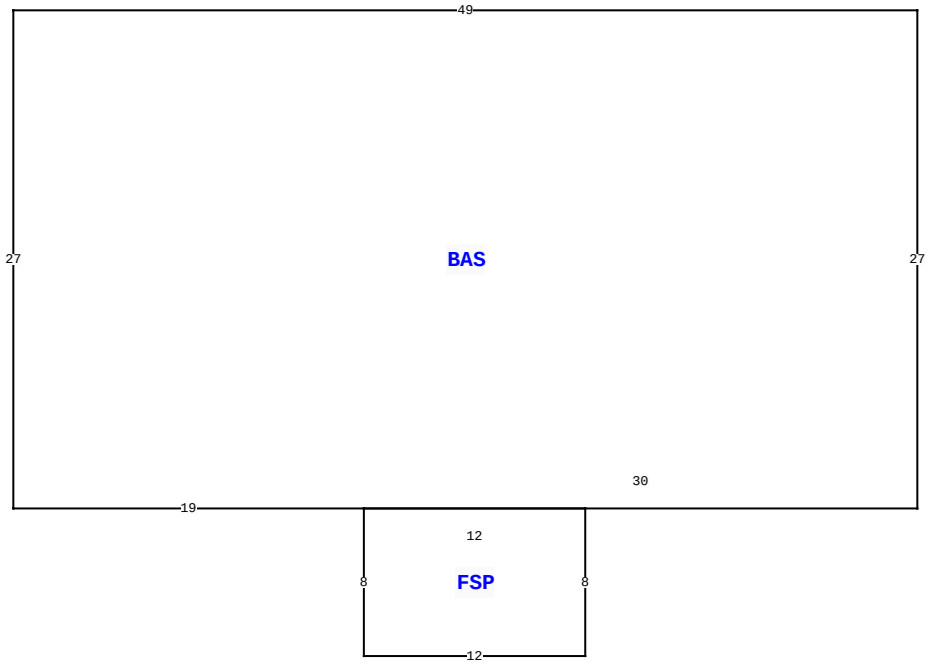
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,323	100		1,323	36,800
FSP	96	40		38	1,057
TOTALS	1,419			1,361	37,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,361	115.9000	69.54	94,644	1995	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1323 HX Base Yr 2002



298 SE CLARENCE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		37,858
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		64,700
TOTAL MARKET VALUE		111,058
SOH/AGL Deduction		52,876
ASSESSED VALUE		58,182
TOTAL EXEMPTION VALUE	HX HB	33,182
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,058

SALE:1:1: LOT 2 UNIT II MYRTIS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0927/0524	5/07/2001	WD	Q	I		64,000
GRANTOR: RONALD A & DOROTHY FE						
GRANTEE: RODNEY CAIN & REBEC						
0923/1384	6/19/1996	QC	Q	V	01	20,000
GRANTOR: WEENICK'S						
GRANTEE: RONALD A & DOROTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S27 E19 FSP= S8 E12 N8 W12$ E30 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	2005	2005	3	100	800	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	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 8,500

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		00	596.00	456.00	5.97	AC		1.00	1.00	1.00	10,000.00	10,000.00	59,700							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	AC		1.00	1.00	0.50	10,000.00	5,000.00	5,000							

REVIEW DATE 08/04/2017 BY BC Total Acres: 6.97 Total Land Value: 64,700 Market: 0 Agricultural: 0 Common: 64,700 PRINTED 11/19/2025 BY SYS