THE S 9 AC OF THE N 21 AC OF NE1
EX 1 AC DESC ORB 596-725 & EX 1
597-731.

BRIER GUS/OETKEN CASSONDRA ANN
8832 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

11-5S-17-09213-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

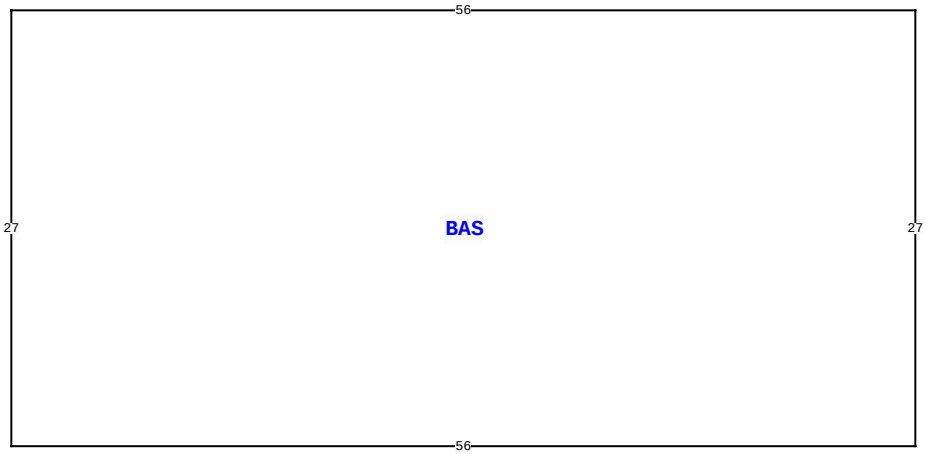
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	161,192
TOTALS	1,512			1,512	161,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	131.3235	130.01	196,575	2016	2016	0	0	0	18.00	82.00

4 MANUF 2 100% - 2024 Heated Area: 1512 HX Base Yr 2024



8832 SE COUNTY ROAD 245 , 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		161,192
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		59,850
TOTAL MARKET VALUE		228,842
SOH/AGL Deduction		0
ASSESSED VALUE		228,842
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		173,120
TOTAL JUST VALUE		228,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33701	PUMP/UTPOL	698	01/14/2016
13550	M H	125	01/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/363	7/28/2023	WD	Q	I	01	289,000
GRANTOR: MUSGROVE JASON G						
GRANTEE: BRIER GUS						
1304/2425	11/16/2015	WD	Q	I	01	35,000
GRANTOR: DANIEL & JANET CRAPPS						
GRANTEE: JASON G MUSGROVE						

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	6.00	AC		1.00	1.00	0.90	9,500.00	8,550.00	51,300							
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.90	9,500.00	8,550.00	8,550							

REVIEW DATE 09/28/2023 BY ME Total Acres: 7.00 Total Land Value: 59,850 Market: 0 Agricultural: 0 Common: 59,850 PRINTED 11/18/2025 BY SYS