COMM 230.65 FT E & 37.74 FT S
OF NW COR OF NW1/4 OF SE1/4
FOR A POB, RUN E 226.73 FT, S

TAYLOR ULIS P JR
730 SE POUNDS HAMMOCK RD
LAKE CITY, FL 32025

2026

12-4S-17-08332-001

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

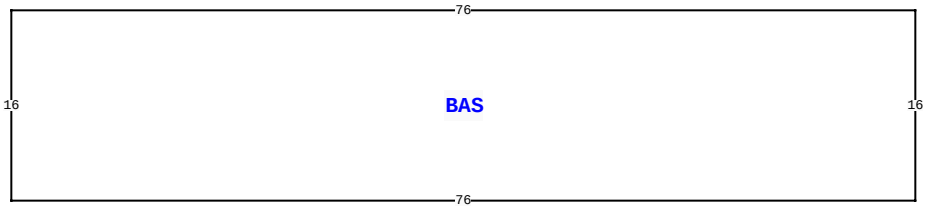
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	95,500
TOTALS	1,216			1,216	95,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	112.9000	106.13	129,054	2013	2013	0	0	0	26.00	74.00

2 MANUF 1 100% - 2015 Heated Area: 1216 HX Base Yr 2015



730 SE POUNDS HAMMOCK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,500
TOTAL MARKET OB/XF VALUE		8,474
TOTAL LAND VALUE - MARKET		19,690
TOTAL MARKET VALUE		123,664
SOH/AGL Deduction		59,755
ASSESSED VALUE		63,909
TOTAL EXEMPTION VALUE	HX HB DX	43,909
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		123,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,245

SALE:1:1: LOT 1, UNIT 1, PRICE CREEK ACRES

XFOB:1:1: PEAC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31021	M H	325	05/09/2013
9226	M H	125	01/06/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0927/2648	11/10/1998	QC	Q	I	01	100
GRANTOR: EMORY & PRINTICE HARD						
GRANTEE: ULIS P, LUELLEN H &						
0871/1697	11/10/1998	QC	Q	I	01	25,000
GRANTOR: HARDEN						
GRANTEE: TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0285	SALVAGE	0	100	0	0	1.00	UT	500.00	500.00	50	2012	2012	3	50	250	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	924	

LAND DESCRIPTION

TOTAL OB/XF 8,474

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	1.79	AC		1.00	1.00	1.00	11,000.00	11,000.00	19,690							

REVIEW DATE 04/12/2017 BY BC Total Acres: 1.79 Total Land Value: 19,690 Market: 0 Agricultural: 0 Common: 19,690 PRINTED 11/19/2025 BY SYS