COMM NW COR OF NE1/4 OF SW1/4, R
S 26.72 FT FOR POB, RUN E ALONG
FT, S 232.93 FT TO N R/W LINE OF

GRIFFIN VICKIE
331 SE BEAR RUN ST
LAKE CITY, FL 32025

2026

12-4S-17-08332-005

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	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

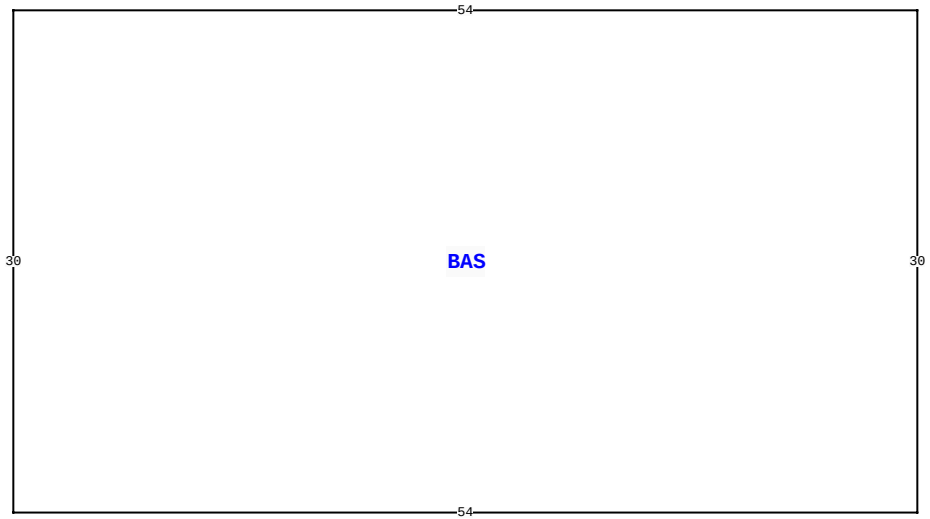
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	167,690
TOTALS	1,620			1,620	167,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,620	114.9000	113.75	184,275	2020	2020	0	0	0	9.00	91.00

1 MANUF 2 100% - 2021 Heated Area: 1620 HX Base Yr 2021



331 SE BEAR RUN ST, 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		167,690
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		10,170
TOTAL MARKET VALUE		186,660
SOH/AGL Deduction		67,065
ASSESSED VALUE		119,595
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		63,873
TOTAL JUST VALUE		186,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40340	MAINT/ALTR	0	08/11/2020
39395	M H	0	03/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0387	7/24/2020	WD	Q	I	01	146,100
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: TERRY & VICKIE GRIF						
1394/0938	9/09/2019	WD	Q	I	01	13,500
GRANTOR: MARTIN P & JILL M MIL						
GRANTEE: FREEDOM MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S30 E54 N30$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,500	
3	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 8,800

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	1.13	AC		1.00	1.00	1.00	9,000.00	9,000.00	10,170							

REVIEW DATE 05/01/2020 BY JB Total Acres: 1.13 Total Land Value: 10,170 Market: 0 Agricultural: 0 Common: 10,170 PRINTED 11/19/2025 BY SYS