COMM SE COR OF NE1/4 OF SW1/4,
RUN N 169.73 FT FOR POB, RUN W
189.33 FT, N 366.17 FT, EAST

SEALEY THOMAS R JR/TIDWELL SUMMER C
396 SE DEER ST
LAKE CITY, FL 32025

2026

12-4S-17-08332-050

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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		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

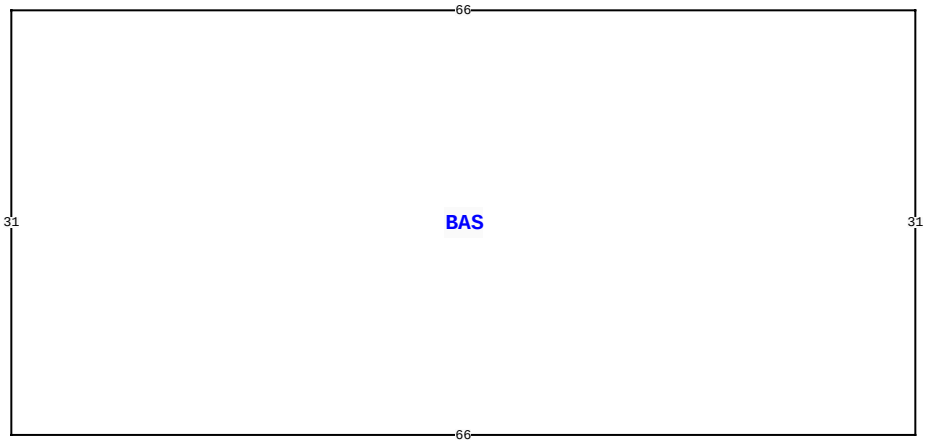
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 12417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	163,531
TOTALS	2,046			2,046	163,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,046	114.9000	108.01	220,988	2014	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2007 Heated Area: 2046 HX Base Yr 2007



396 SE DEER 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		163,531
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		14,400
TOTAL MARKET VALUE		180,331
SOH/AGL Deduction		86,899
ASSESSED VALUE		93,432
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,710
TOTAL JUST VALUE		180,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,751

SALE:3:1: 2 PARCELS (12-4S-17-08332-051)
SALE:2:1: EXCHANGE OF PROPERTIES
SALE:1:1: 6.11 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31452	M H	375	09/16/2013
24883	M H	311	08/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1084/2573	5/24/2006	WD	U	V	09	30,000
GRANTOR: JOSRPH N PERSONS						
GRANTEE: THOMAS R SEALEY JR						
1014/0538	4/30/2004	WD	Q	V		32,000
GRANTOR: SHERRY A RAWSON & ROS						
GRANTEE: JOSEPH N PERSONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S31 E66 N31$.

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	2012	2012	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	1.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	14,400							

REVIEW DATE 04/12/2017 BY BC Total Acres: 1.60 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 11/17/2025 BY SYS