COMM AT SW COR OF NW1/4 OF SE 1/
FT FOR POB CONT N 402.74 FT TO S
RD, E ALONG R/W 216.34 FT, S 402

TRUESDALE MICHAEL T
374 SE DEER ST
LAKE CITY, FL 32025

2026

12-4S-17-08332-052

BUILDING CHARACTERISTICS

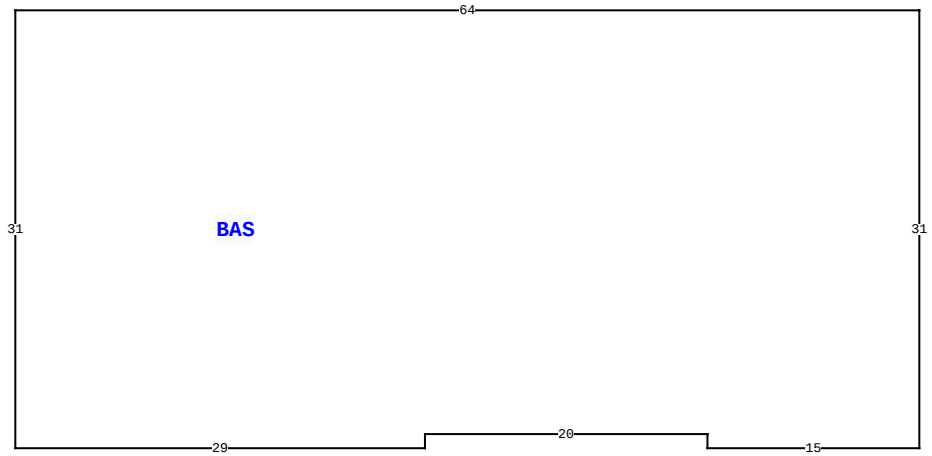
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,964	100		1,964	57,715
TOTALS	1,964			1,964	57,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,964	113.9000	68.34	134,220	2004	2004	0	0	0	57.00	43.00

1 MOBILE HME 100% - 2021 Heated Area: 1964 HX Base Yr 2021



374 SE DEER ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		57,715
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		84,015
SOH/AGL Deduction		5,050
ASSESSED VALUE		78,965
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,243
TOTAL JUST VALUE		84,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21971	M H	322	06/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1917	10/29/2024	QC	U	I	11	100
GRANTOR: TRUESDALE KAREN J						
GRANTEE: TRUESDALE MICHAEL T						
1325/1084	10/28/2016	WD	U	I	12	51,000
GRANTOR: JPMORGAN CHASE BANK						
GRANTEE: MICHAEL T & KAREN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E29 N1 E20 S1 E15 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
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 8,300

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			0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							

REVIEW DATE 04/12/2017 BY BC Total Acres: 2.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2025 BY SYS