(AKA LOT 8 PRICE CREEK ACRES
UNIT 3 UNREC):
COMM NW COR OF NE1/4 OF

HOWARD CURTIS NEAL JR/HOWARD MICHELLE D
142 SE BEAR RUN ST
LAKE CITY, FL 32025

2026

12-4S-17-08332-068

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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
Quality	05	05

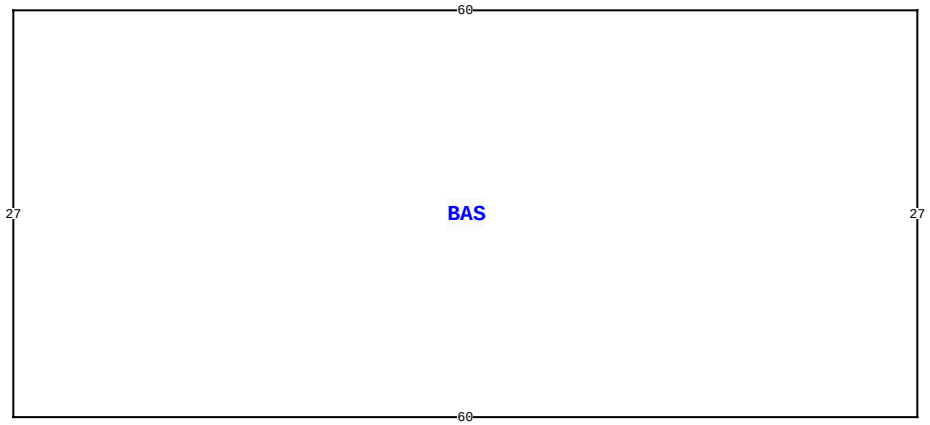
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	122,091
TOTALS	1,620			1,620	122,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	117.9000	110.83	179,545	2011	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2013 Heated Area: 1620 HX Base Yr 2013



142 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		122,091
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		11,110
TOTAL MARKET VALUE		141,801
SOH/AGL Deduction		70,132
ASSESSED VALUE		71,669
TOTAL EXEMPTION VALUE	HX HB	46,669
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		141,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30193	M H	491	05/25/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1234/1900	5/10/2012	WD	Q	V	03	9,785

GRANTOR: SHERRY RAWSON & ROSE
GRANTEE: CURTIS NEAL HOWARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 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	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	1,500	
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 8,600

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	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							

REVIEW DATE 08/18/2020 BY KR Total Acres: 1.01 Total Land Value: 11,110 Market: 0 Agricultural: 0 Common: 11,110 PRINTED 11/17/2025 BY SYS