COMM NW COR OF NE1/4 OF SW1/4, R
E 284.86 FT TO E R/W OF A 50-FT
E 210 FT, S 420 FT, W 210 FT, N

LYNCH JENNIFER/LYNCH DON
561 SE DEER ST
LAKE CITY, FL 32025

2026

12-4S-17-08332-079

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

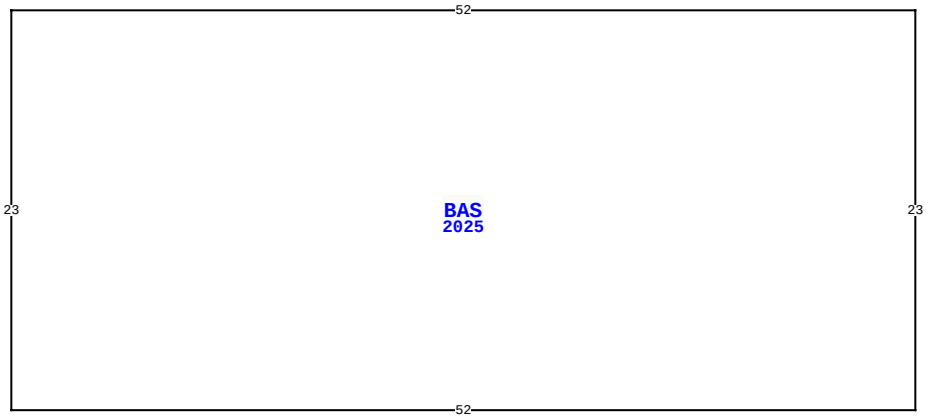
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,196	100	2025	1,196	53,670
TOTALS	1,196			1,196	53,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,196	99.5000	81.59	97,582	1992	1992	0	0	0	45.00	55.00

2 MANUF 1 0% - 2025 Heated Area: 1196 HX Base Yr



561 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	53,670
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	22,110
TOTAL MARKET VALUE	84,580
SOH/AGL Deduction	0
ASSESSED VALUE	84,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,580
TOTAL JUST VALUE	84,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049434	Mobile Home		03/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/2542	12/06/2023	WD	U	I	11	100
GRANTOR: DICKS BETTY						
GRANTEE: LYNCH JENNIFER						
1309/1964	2/16/2016	QC	U	I	11	100
GRANTOR: MARCEILA LANG ETAL						
GRANTEE: BETTY DICKS OR JENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=21,14] E52 S23 W52 N23 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	

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	0		A-1	0.00	0.00	2.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,110							

REVIEW DATE 03/28/2024 BY randall Total Acres: 2.01 Total Land Value: 22,110 Market: 0 Agricultural: 0 Common: 22,110 PRINTED 11/18/2025 BY SYS