COMM SW COR OF NW1/4 OF SE1/4,
RUN N 535.91 FT TO S R/W OF A
50-FT RD, RUN E 216.34 FT FOR

DENT JOE H
284 SE DEER ST
LAKE CITY, FL 32025

2026

12-4S-17-08332-081

BUILDING CHARACTERISTICS

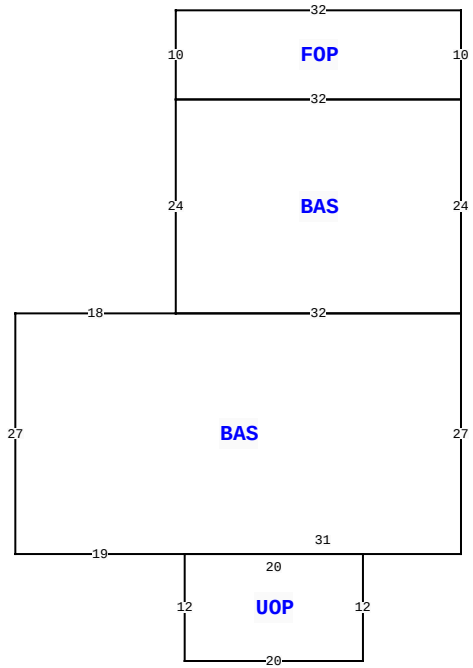
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
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	768	100		768	15,646
BAS	1,350	100		1,350	27,502
FOP	320	35		112	2,282
UOP	240	25		60	1,222
TOTALS	2,678			2,290	46,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,290	84.8800	50.93	116,630	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 2118 HX Base Yr



284 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	46,652
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	75,752
SOH/AGL Deduction	14,861
ASSESSED VALUE	60,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,891
TOTAL JUST VALUE	75,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,752

XFOB:1:1: HOMES OF MERIT/PINE MANOR MH

PRMT:1:1: 28X48

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7267	M H	60	06/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1400/2586	12/09/2019	WD	U	I	11	100
GRANTOR: JOSEPH M ESTEP II						
GRANTEE: JOE H DENT						
1347/2662	11/02/2017	AG	U	I	21	25,000
GRANTOR: JOSEPH M ESTEP II						
GRANTEE: JOE H DENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S27 E19 UOP= S12 E20 N12 W20$ E31 N27 BAS= N24FOP= N10 W32 S10 E32$ W32 S24E32$ W32$.

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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							

REVIEW DATE 04/12/2017 BY BC Total Acres: 2.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/18/2025 BY SYS