BEGIN AT NE COR OF NE1/4 OF SW1/
FT, WEST 659.54 FT, N 664.82 FT,
TO POB, (AKA PARCEL 1 MURRAY ACR

BALLARD TIMOTHY LEROY/BALLARD MICHELE MARIE
108 SW BALLARD CT
LAKE CITY, FL 32024

2026

13-4S-15-00358-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

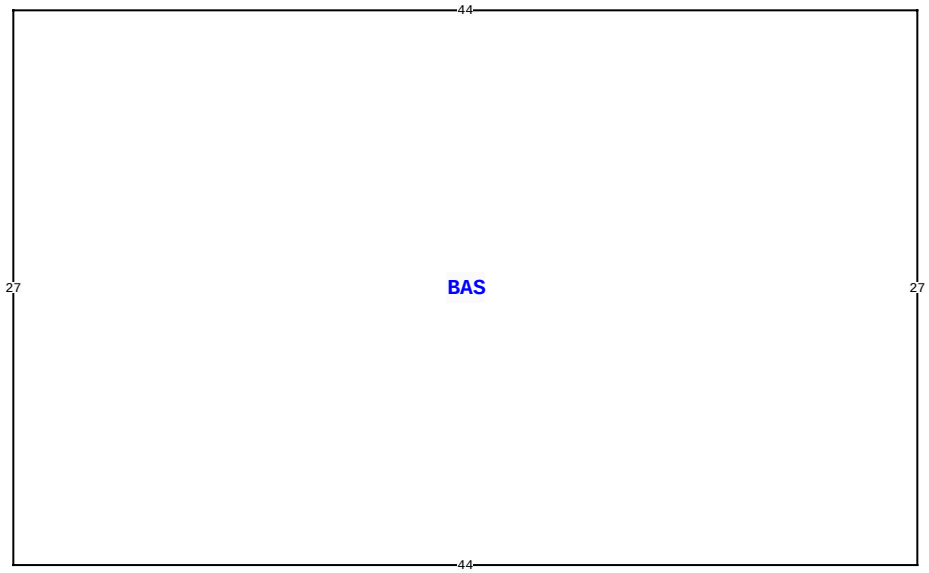
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 01
NEIGHBORHOOD/LOC	13415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	126,257
TOTALS	1,188			1,188	126,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,188	113.0000	111.87	132,902	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2022 Heated Area: 1188 HX Base Yr 2022



108 SW BALLARD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,257
TOTAL MARKET OB/XF VALUE		19,500
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		235,757
SOH/AGL Deduction		43,630
ASSESSED VALUE		192,127
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		136,405
TOTAL JUST VALUE		235,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051596	Roof Replacement	6,000	11/21/2024
000042965	Mobile Home		10/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/2382	3/06/2020	CD	U	I	21	19,971
GRANTOR: BKL INVESTMENT CO						
GRANTEE: BALLARD TIMOTHY LER						
1406/1407	2/26/2020	WD	Q	I	03	42,500
GRANTOR: RANDALL & SIBYL R KIN						
GRANTEE: BKL INVESTMENT CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=19,13] E44 S27 W44 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	1,600.00	1,600.00	100	2021	2020		100	1,600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	400.00	100	2021	2020		100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
8	0030	BARN,MT	0	100	0	0	1.00	UT	5,500.00	5,500.00	100	2025	2024		100	5,500	

LAND DESCRIPTION

TOTAL OB/XF 19,500

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	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 12/16/2024 BY JS Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/18/2025 BY SYS