

LOT 16 BLOCK B DEERHAVEN S/D UNR
OF SW1/4 OF SE1/4, RUN N 30 FT,
1280 FT FOR POB, CONT N 160 FT,

PARK ALAN D
875 SE SULTON LP
LAKE CITY, FL 32025

2026

13-4S-17-08335-040



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		04
NEIGHBORHOOD/LOC	13417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100		462	12,629
BAS	1,196	100		1,196	32,694
FSP	180	40		72	1,968
UOP	96	25		24	656

TOTALS	1,934			1,754	47,947
--------	-------	--	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0120	CLFENCE 4	0	100	0	0	320.00	UT	4.50
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
5	0263	PRCH, USP	0	100	20	24	480.00	UT	15.00
6	0294	SHED WOOD/	0	100	20	24	480.00	UT	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		RSF/M	60.00	284.00	1.00

REVIEW DATE 04/13/2017 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,754	113.9000	68.34	119,868	1986	1986	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 0 Heated Area: 1658 HX Base Yr													
TOTALS 1,934 1,754 47,947													

875 SE SULTON LOOP, LAKE CITY	BLD DATE	LGL DATE	04/29/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	2005	2005	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	320.00	UT	4.50	4.50	100	2005	2005	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
5	0263	PRCH, USP	0	100	20	24	480.00	UT	15.00	15.00	75	2013	2013	3	75	5,400	
6	0294	SHED WOOD/	0	100	20	24	480.00	UT	10.00	10.00	50	2013	2013	3	50	2,400	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		RSF/M	60.00	284.00	1.00

Total Acres: 1.04 Total Land Value: 9,350 Market: 0 Agricultural: 0 Common: 9,350

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		47,947	
TOTAL MARKET OB/XF VALUE		18,240	
TOTAL LAND VALUE - MARKET		9,350	
TOTAL MARKET VALUE		75,537	
SOH/AGL Deduction		31,605	
ASSESSED VALUE		43,932	
TOTAL EXEMPTION VALUE		HX HB	25,000
BASE TAXABLE VALUE		18,932	
TOTAL JUST VALUE		75,537	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1179/2478	8/21/2009	QC	U	I	11	100	
GRANTOR: RONALD & ROSANNE PARK							
GRANTEE: ALAN & RACHAEL PARK							
0773/2334	4/15/1993	QC	Q	I	01	0	
GRANTOR: KELVIN PARK							
GRANTEE: ALAN PARK							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W12 BAS= N33 W14 S33 E14\$ W14 UOP= N8 W12 S8 E12\$ W26 S23 E23 FSP= S12 E15 N12 W15\$ E29 N23\$.									