(AKA PRCL "N" OF UNR SURVEY): CO
OF N LINE OF W1/2 OF SW1/4 & E R
POB, RUN E 29.66 FT TO INTERS WI

MATTOX AUSTIN/MATTOX EMMA
3401 SE OCTOBER RD
LAKE CITY, FL 32025

2026

13-6S-17-09660-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

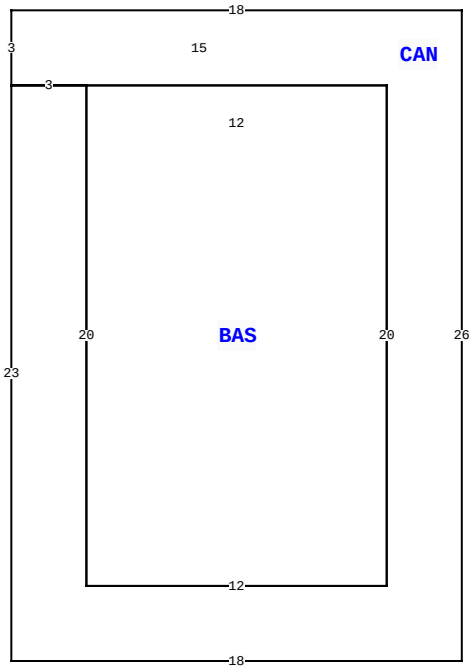
DOR CODE 2801 RV/MH PARK SMALL
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 13617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	7,251
CAN	228	30		68	2,054
TOTALS	468			308	9,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	06	308	100.8000	37.30	11,488	2007	2007	0	0	0	19.00	81.00

2 C B MISC 0% - 0 Heated Area: 240 HX Base Yr



2960 SE OCTOBER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,732
TOTAL MARKET OB/XF VALUE	57,451
TOTAL LAND VALUE - MARKET	33,600
TOTAL MARKET VALUE	118,783
SOH/AGL Deduction	37,124
ASSESSED VALUE	81,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,659
TOTAL JUST VALUE	118,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32063	M H	325	06/25/2014
24933	COMMERCIAL	117	08/31/2006
24604	M H	348	06/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1116	5/19/2021	LE	U	I	14	100
GRANTOR: MATTOX CAROL LYNN (EN						
GRANTEE: MATTOX AUSTIN (RMDR						
0818/1655	3/07/1996	QC	Q	I	01	161,000
GRANTOR: FARMERS HOME ADMIN						
GRANTEE: CAROL LYNN MATTOX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 CAN= W3 S23 E18 N26 W18 S3 E15 S20 W12 N20 $ S20 E12 N20$.

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	9915	RV SITE	0	0	0	0	16.00	UT	3,000.00	3,000.00	100	2007	2007	3	100	48,000	
2	0166	CONC,PAVMT	0	0	0	0	417.00	UT	3.00	3.00	100	2007	2007	3	100	1,251	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	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 57,451

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	0220	C	RV PARK	0		A-1	0.00	0.00	7.40	AC		1.00	1.00	1.00	4,000.00	4,000.00	29,600							
2	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							

REVIEW DATE 05/28/2025 BY ME Total Acres: 8.40 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 11/17/2025 BY SYS

(AKA PRCL "N" OF UNR SURVEY): CO
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2026

13-6S-17-09660-001

COLUMBIA COUNTY PROPERTY

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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04

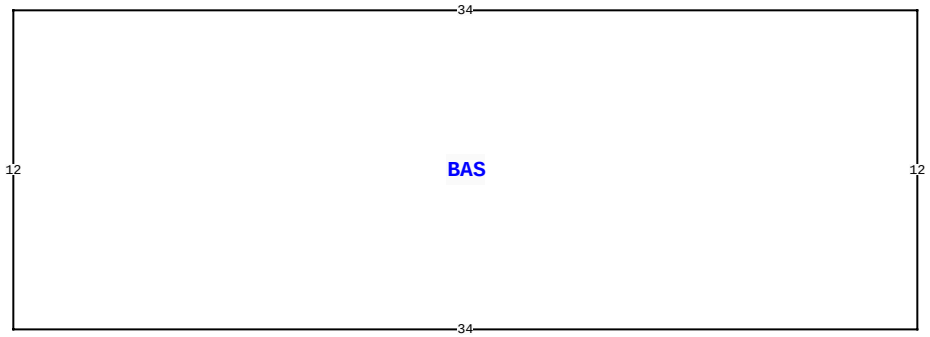
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100		408	9,284
TOTALS	408			408	9,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	408	94.8195	56.89	23,211	1990	1990	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 408 HX Base Yr



2960 SE OCTOBER RD, LAKE CITY

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VALUATION SUMMARY

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BASE TAXABLE VALUE	81,659
TOTAL JUST VALUE	118,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1439/1116	5/19/2021	LE	U	I	14	100
GRANTOR: MATTOX CAROL LYNN (EN						
GRANTEE: MATTOX AUSTIN (RMDR						
0818/1655	3/07/1996	QC	Q	I	01	161,000
GRANTOR: FARMERS HOME ADMIN						
GRANTEE: CAROL LYNN MATTOX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S12 E34 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/28/2025 BY ME Total Acres: 8.40 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 11/17/2025 BY SYS

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Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04

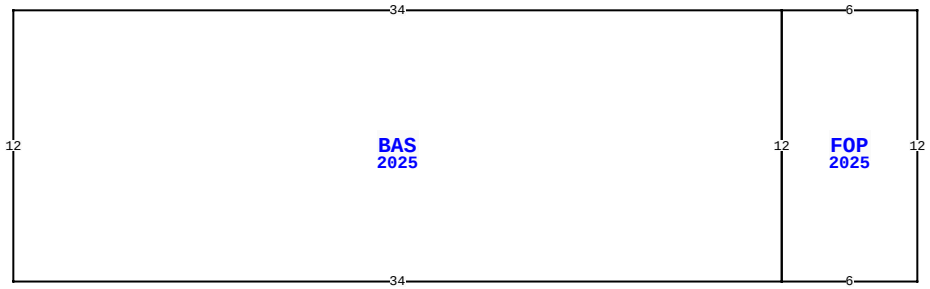
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100	2025	408	8,615
FOP	72	35	2025	25	528
TOTALS	480			433	9,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	433	87.9795	52.79	22,858	1990	1990	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2025 Heated Area: 408 HX Base Yr



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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0818/1655	3/07/1996	QC	Q	I	01	161,000
GRANTOR: FARMERS HOME ADMIN						
GRANTEE: CAROL LYNN MATTOX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] S12 E34 N12 W34 $
FOP=[YR=2025;ORIG=44,10] S12 E6 N12 W6 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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