(AKA PRCL "O" OF UNR SURVEY):
COMM AT INTERS OF N LINE OF W1/2
R/W I-75, RUN E 29.66 FT TO INTE

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

2026

13-6S-17-09660-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04

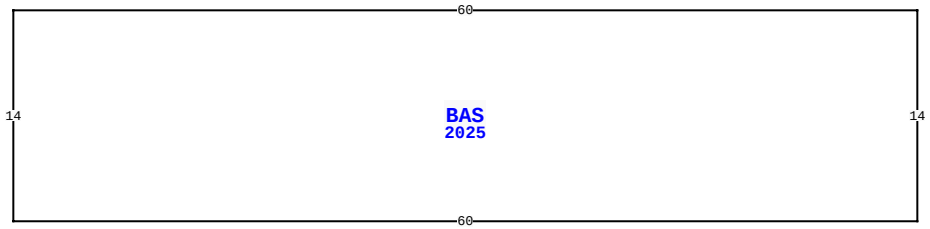
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 13617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2025	840	19,787
TOTALS	840			840	19,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	98.1540	58.89	49,468	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 840 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,787
TOTAL MARKET OB/XF VALUE	13,000
TOTAL LAND VALUE - MARKET	5,200
TOTAL MARKET VALUE	37,987
SOH/AGL Deduction	0
ASSESSED VALUE	37,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,987
TOTAL JUST VALUE	37,987
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,987

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						

2989 SE OCTOBER RD, LAKE CITY

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

BUILDING NOTES

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	9915	RV SITE	0	0	0	0	2.00	UT	3,000.00	3,000.00	100	2025	2024		100	6,000	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] S14 E60 N14 W60 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,000

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					1.30	AC		1.00	1.00	1.00	4,000.00	4,000.00	5,200							

REVIEW DATE 05/28/2025 BY ME Total Acres: 1.30 Total Land Value: 5,200 Market: 0 Agricultural: 0 Common: 5,200 PRINTED 11/17/2025 BY SYS