S1/2 OF NW1/4 OF SE1/4 OF NE1/4.
320-679, 400-235, 868-1148, DC 1

MYERS FRED W
P O BOX 287
WHITE SPRINGS, FL 32096

**2026**

**15-3S-16-02125-006**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

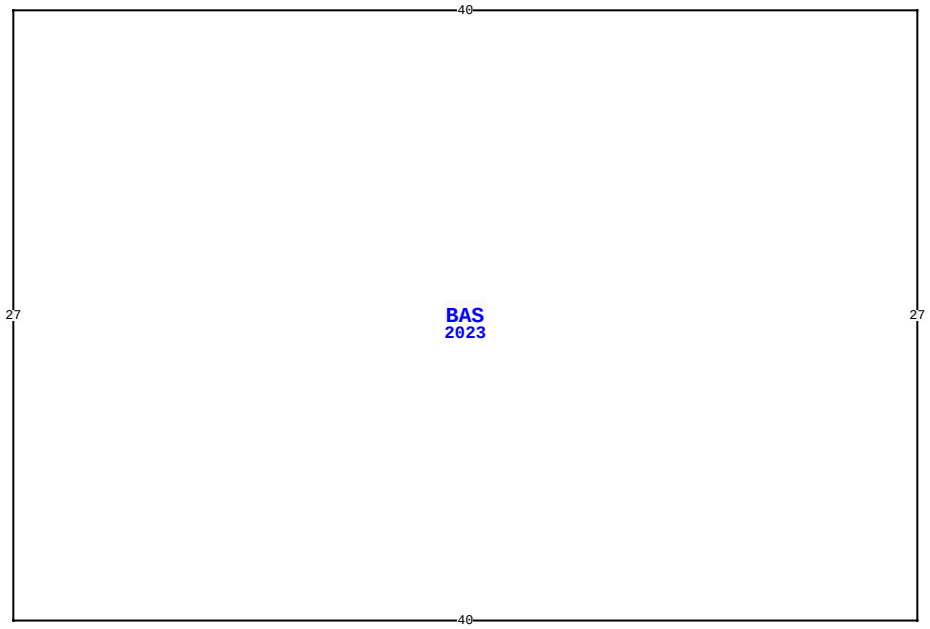
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 15316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,080 | 100 | 2023 | 1,080 | 118,893 |
| TOTALS | 1,080 | | | 1,080 | 118,892 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0203 | 02 | 1,080 | 112.5000 | 115.88 | 125,150 | 2022 | 2022 | 0 | 0 | 0 | 5.00 | 95.00 |

2 MANUF 3 100% - 2023 Heated Area: 1080 HX Base Yr




300 NW SAMME 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 | | 118,892 |
| TOTAL MARKET OB/XF VALUE | | 4,891 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 135,903 |
| SOH/AGL Deduction | | 8,891 |
| ASSESSED VALUE | | 127,012 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,722 |
| BASE TAXABLE VALUE | | 71,290 |
| TOTAL JUST VALUE | | 178,783 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 181,287 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043777 | Mobile Home | | 02/24/2022 |
| 36262 | TR/TRAILER | 0 | 01/30/2018 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1188/1271 | 1/28/2010 | WD | Q | V | 01 | 20,000 |
| GRANTOR: RUBY L MARKHAM | | | | | | |
| GRANTEE: FRED W MYERS | | | | | | |
| 0868/1148 | 10/26/1998 | WD | Q | V | | 23,000 |
| GRANTOR: KIDDY | | | | | | |
| GRANTEE: MYERS | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=16,21] E40 S27 W40 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 | 0294 | SHED WOOD/ | 0 | 100 | 40 | 30 | 1.00 | UT | 4,130.00 | 4,130.00 | 70 | 0 | 0 | 3 | 70 | 2,891 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1993 | 1993 | 3 | 100 | 2,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,891

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,120 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 44,000 | | | | | | | |

REVIEW DATE 02/17/2023 BY KS Total Acres: 5.00 Total Land Value: 12,120 Market: 44,000 Agricultural: 1,120 Common: 11,000 PRINTED 11/17/2025 BY SYS