

LOTS 1, 2 & 3 BLOCK A & LOTS 1,
7 BLOCK B OSCEOLA ESTATES & ALL
OAK ST & CYPRESS ST AS LIES N OF

FUOCO KATHRINA LYNN/NEWMAN LAURA L
10511 EPSON LN
JACKSONVILLE, FL 32221

2026

15-3S-18-10278-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		05
NEIGHBORHOOD/LOC	10318.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	39,728
TOTALS	1,404			1,404	39,728

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	10	38	380.00	UT	1.50	1.50	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
3	0294	SHED WOOD/	0	0	41	0	533.00	UT	4.00	4.00	
4	0060	CARPORT F	0	0	25	41	1,025.00	UT	2.50	2.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	0		A-3	0.00	0.00	4.48	AC	

REVIEW DATE 09/22/2015 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	1,404	117.9000	70.74	99,319	1996	1996	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2024 Heated Area: 1404 HX Base Yr													
BAS													
241 NE CARRIER PL, LAKE CITY													

TOTAL OB/XF													
12,265													

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12,265													

Total Acres: 4.48 Total Land Value: 17,808 Market: 0 Agricultural: 0 Common: 17,808

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1													

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		39,728
TOTAL MARKET OB/XF VALUE		12,265
TOTAL LAND VALUE - MARKET		17,808
TOTAL MARKET VALUE		69,801
SOH/AGL Deduction		0
ASSESSED VALUE		69,801
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		69,801
TOTAL JUST VALUE		69,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048784	Roof Replacement	7,800	12/04/2023
31355	M H	375	08/19/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1496/2197	8/11/2023	PB U	I	18		0	
GRANTOR: BROWNING KATHRYN M							
GRANTEE: FUOCO KATHRINA LYNN							
0637/0743	11/16/1987	WD U	V			2,500	
GRANTOR: WARREN ALVIN E							
GRANTEE: BROWNING ALVIN D							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W52 S27 E52 N27\$.													

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