THE S 150 FT OF THE W 290.40 FT
NE1/4, EX RD RW 630-258, 847-204
WD 1186-2303, WD 1326-890,

CRUNCLETON GENE L
413 SW NURSERY RD
LAKE CITY, FL 32024

2025

15-4S-16-02988-006

BUILDING CHARACTERISTICS

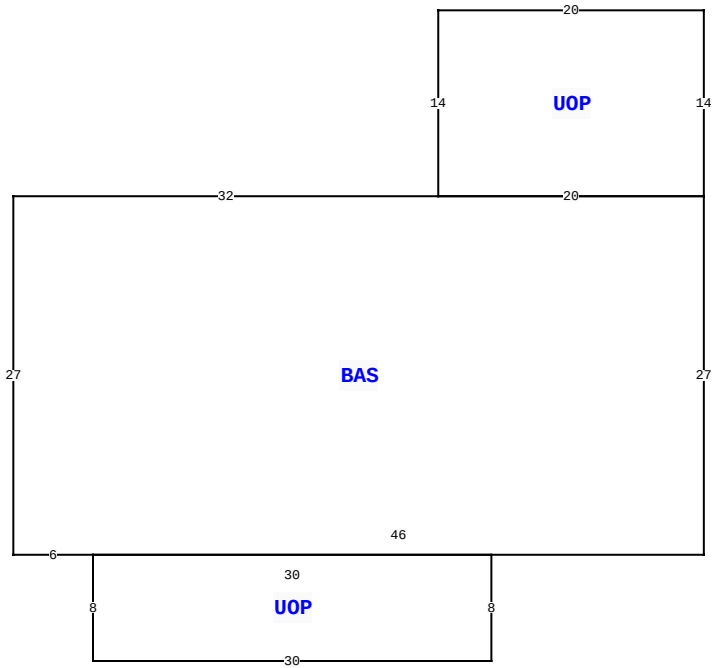
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	81,954
UOP	240	25		60	3,502
UOP	280	25		70	4,086
TOTALS	1,924			1,534	89,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,534	112.9000	106.13	162,803	1988	1990	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 1404 HX Base Yr 2017



413 SW NURSERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,542
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		111,442
SOH/AGL Deduction		62,748
ASSESSED VALUE		48,694
TOTAL EXEMPTION VALUE	HX HB SX	48,694
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		111,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,768

SALE:2:2: ID#: LHMLP2B151502522A & B

SALE:2:1: SALE INCL 1988 PINE CO DW-MH 52' X 28'

SALE:1:1: 1988 DW

XFOB:1:1: PINE MANOR M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1326/0890	11/08/2016	WD	U	I	11	0
GRANTOR: BARBARA A CRUNCLETON						
GRANTEE: GENE L CRUNCLETON						
1186/2303	1/04/2010	WD	Q	I	01	50,100
GRANTOR: WENDY WETHERINGTON						
GRANTEE: BARBARA A CRUNCLETO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S27 E6 UOP= S8 E30 N8 W30$ E46 N27 UOP= N14 W20 S14 E20$ W20$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	70	1993	1993	3	70	700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 08/21/2024 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 08/22/2025 BY SYS