LOT 12 EAGLES RIDGE S/D PHASE 2.
AFD 1055-462, WD 1093-2311, 2312

DEMARS SARA L
362 SE VALERIE CT
LAKE CITY, FL 32025

2026

15-4S-17-08355-512

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

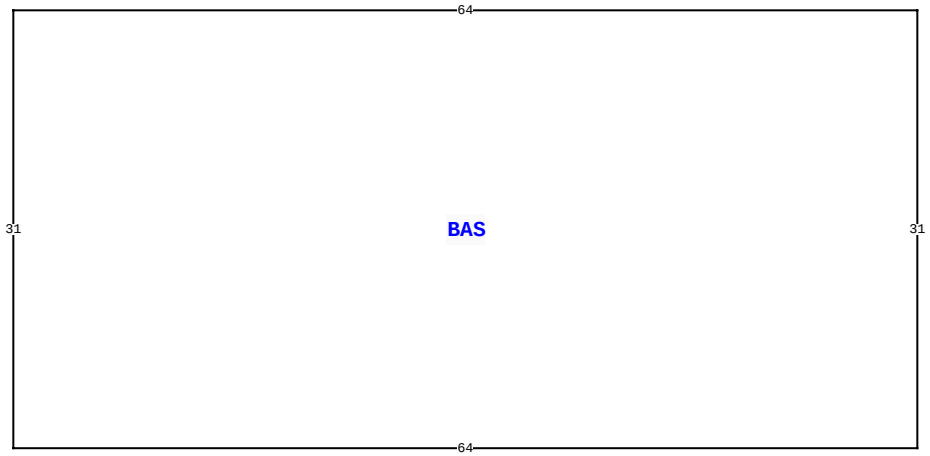
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	15417.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	116,835
TOTALS	1,984			1,984	116,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,984	113.9000	107.07	212,427	2007	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1984 HX Base Yr 2007



362 SE VALERIE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,835
TOTAL MARKET OB/XF VALUE		5,545
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		144,880
SOH/AGL Deduction		59,350
ASSESSED VALUE		85,530
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,808
TOTAL JUST VALUE		144,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24928	M H	311	08/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/2338	11/16/2024	LE	U	I	14	100
GRANTOR: DEMARS SARA L (ENH LE						
GRANTEE: DEMARS DAVID A (RMD						
1527/2336	10/16/2024	QC	U	I	11	100
GRANTOR: DEMARS ROBERT						
GRANTEE: DEMARS SARA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E64 N31$.

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	2006	2006	3	100	1,200	
2	0060	CARPORT F	0	100	12	30	360.00	UT	3.50	3.50	75	2013	2013	3	75	945	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 5,545

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/19/2017 BY BC Total Acres: 1.03 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/10/2025 BY SYS