S1/2 OF N1/2 OF NE1/4 OF NE1/4
AS LIES E OF US-441.
DESC AS: COMM NE COR OF SEC,

BOWMER MATTHEW MARK/BOWMER JOANNA
9349 N US HWY 441
LAKE CITY, FL 32055

2025

17-2S-17-04723-001

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	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

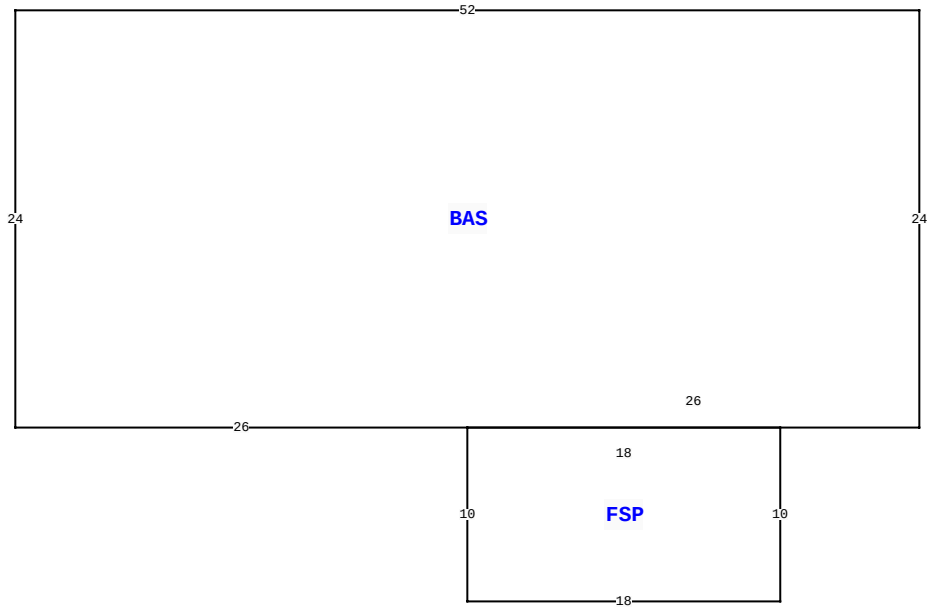
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 17217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	34,445
FSP	180	40		72	1,987
TOTALS	1,428			1,320	36,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,320	115.0000	69.00	91,080	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME – 100% - 2007 Heated Area: 1248 HX Base Yr 2007



9349 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,432
TOTAL MARKET OB/XF VALUE		11,450
TOTAL LAND VALUE - MARKET		50,440
TOTAL MARKET VALUE		98,322
SOH/AGL Deduction		45,847
ASSESSED VALUE		52,475
TOTAL EXEMPTION VALUE	HX HB	26,012
BASE TAXABLE VALUE		26,463
TOTAL JUST VALUE		98,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,472

XFOB:1:1: OAKS MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11111	M H	125	05/06/1996
8752	PUMP/UTPOL	30	08/22/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1081/0648	4/18/2006	WD	Q	I		120,000
GRANTOR: TENSTAR						
GRANTEE: MATTHEW MARK & JOAN						
1049/2752	6/10/2005	WD	Q	I		95,000
GRANTOR: DANIEL DAVID JR & MEL						
GRANTEE: TENSTAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E26 FSP= S10 E18 N10 W18$ E26 N24$.

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,450

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		A-1	0.00	0.00	7.76	AC		1.00	1.00	1.00	6,500.00	6,500.00	50,440							

REVIEW DATE 08/03/2015 BY DF Total Acres: 7.76 Total Land Value: 50,440 Market: 0 Agricultural: 0 Common: 50,440 PRINTED 06/19/2025 BY SYS