COMM SE COR, W 208.75 FT FOR POB
W 185.38 FT TO E R/W OF DOUBLE R
ALONG R/W N20 DEG E 1095.87 FT T

KLOPP BRANDON M
1387 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2026

17-3S-17-04970-003

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
Quality	05	05

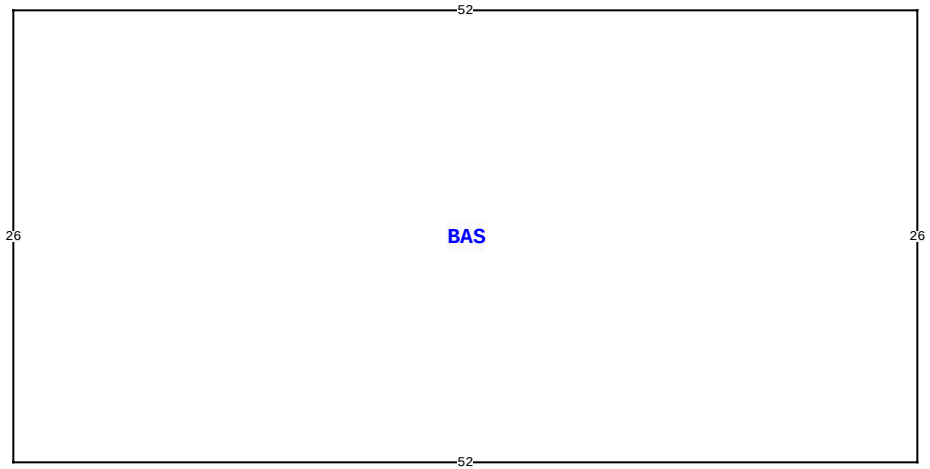
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	124,493
TOTALS	1,352			1,352	124,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,352	113.9000	107.07	144,759	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2019 Heated Area: 1352 HX Base Yr 2019



1347 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		124,493
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		33,840
TOTAL MARKET VALUE		165,333
SOH/AGL Deduction		75,852
ASSESSED VALUE		89,481
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,759
TOTAL JUST VALUE		165,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,676

XFOB:1:1: PRIN MH (N*/AE - SEE NOTE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36403	M H	616	03/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/341	6/25/2021	QC	U	I	11	100
GRANTOR: KLOPP KAILEY M						
GRANTEE: KLOPP BRANDON M						
1440/2302	6/24/2021	FJ	U	I	18	0
GRANTOR: KLOPP HAILEY M						
GRANTEE: KLOPP BRANDON M						

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	4.23	AC		1.00	1.00	1.00	8,000.00	8,000.00	33,840							

REVIEW DATE 05/08/2018 BY DF Total Acres: 4.23 Total Land Value: 33,840 Market: 0 Agricultural: 0 Common: 33,840 PRINTED 10/06/2025 BY SYS