

BEG SW COR OF N1/2 OF NE1/4 OF S
N ALONG E R/W OF A CO RD 210 FT,
S 210 FT, W 210 FT TO POB & COMM

CHRISTMAS MARGARET/CHRISTMAS BEN
221 NE REBECCA TER
LAKE CITY, FL 32055

2026

17-3S-17-04970-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	02 02		
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	17317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	32	100		32	557
BAS	77	100		77	1,340
BAS	208	100		208	3,620
BAS	720	100		720	12,531
USP	88	35		31	540
USP	228	35		80	1,392

TOTALS	1,353			1,148	19,980
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0	0	21	36	756.00	UT	3.30	3.30
2	0297	SHED CONCR	0	0	13	22	286.00	UT	5.50	5.50
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
4	0070	CARPORT UF	0	0	0	0	1.00	UT	400.00	400.00
5	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00
6	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	0200	C	MBL HM	0			0.00	0.00	1.00	AC
2	0000	C	VAC RES	0		00	0.00	0.00	0.76	AC

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	01	1,148	72.5220	43.51	49,949	1974	1974	0	0	0 60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1037 HX Base Yr											

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

TOTAL OB/XF										
9,784										

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				19,980				
TOTAL MARKET OB/XF VALUE				9,784				
TOTAL LAND VALUE - MARKET				13,200				
TOTAL MARKET VALUE				42,964				
SOH/AGL Deduction				0				
ASSESSED VALUE				42,964				
TOTAL EXEMPTION VALUE				0				
BASE TAXABLE VALUE				42,964				
TOTAL JUST VALUE				42,964				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				42,964				
SALE:3:1: FAMILY.								
XFOB:1:1: CHARM MH								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1114/2670		3/27/2007		WD	Q	I	03	100
GRANTOR:MARGARET CHRISTMAS								
GRANTEE:MARGARET CHRISTMAS								
0973/1794		1/31/2003		QC	Q	I	01	100
GRANTOR:SUSAN CHRISTMAS								
GRANTEE:MARGARET CHRISTMAS								

BUILDING NOTES										
BUILDING DIMENSIONS										
BAS= W1 S12 E36 BAS= S7 E11 N7 W11\$ E11 USP= S8 E11 N8 W11\$ E13 N12 W23 BAS= N13 W16 S13 E16\$ W16 USP= N13 W20 S9 E8 S4 E12\$ W12 BAS= N4 W8 S4 E8\$ W8\$.										