E1/2 OF E1/2 OF NW1/4 OF SW1/4 O
EX RD R/W. (AKA E1/2 PARCEL # 10
SURVEY).

MCLEOD AMY
261 SW FAB GLN
LAKE CITY, FL 32024-1930

2026

18-4S-16-03059-016

BUILDING CHARACTERISTICS

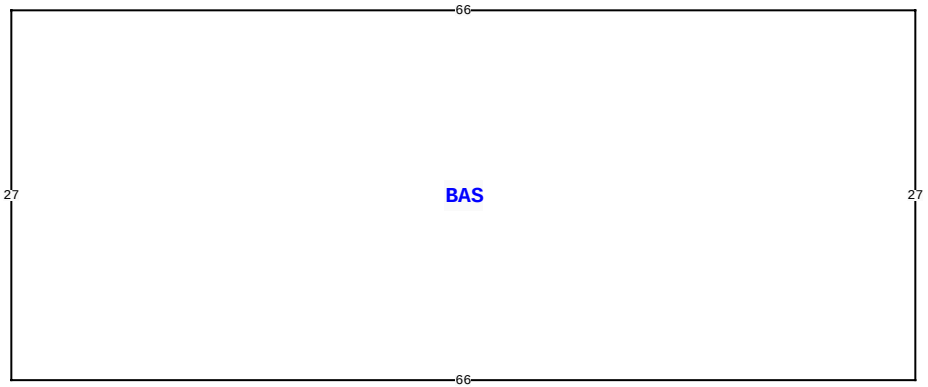
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	142,214
TOTALS	1,782			1,782	142,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,782	109.8000	101.02	180,018	2007	2015	0	0	0	21.00	79.00

2 MODULAR 1 0% - 2025 Heated Area: 1782 HX Base Yr



261 SW FAB GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	142,214
TOTAL MARKET OB/XF VALUE	2,250
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	181,964
SOH/AGL Deduction	0
ASSESSED VALUE	181,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,964
TOTAL JUST VALUE	181,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25331	SFR	275	12/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/745	10/29/2024	WD	Q	I	01	220,000
GRANTOR: JOLLIFFE SAMANTHA						
GRANTEE: MCLEOD AMY						
1526/741	7/29/2024	QC	U	I	11	100
GRANTOR: JOLLIFFE CHARLIE						
GRANTEE: MCLEOD AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	100.00	100.00	50	2006	2006	3	50	50	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,250

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	0201	C	MOD HOME	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	37,500							

REVIEW DATE 12/05/2024 BY TP Total Acres: 2.50 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 10/03/2025 BY SYS