

LOT 5 & 6 BLOCK 1 MARION HEIGHTS
396-360, 952-1200,

B&G RENTAL PROPERTIES, LLC
894 SE GABE ST
LAKE CITY, FL 32025

2026

19-3S-17-05145-000



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		2 100
Bathrooms		1 100
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		03
NEIGHBORHOOD/LOC	19317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	41,742
TOTALS	728			728	41,742

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	8	10	80.00	UT	5.00
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	728	110.9000	104.25	75,894	1999	1999		0	0	45.00	55.00	
1 MANUF 1 0% - 2022 Heated Area: 728 HX Base Yr													
14 BAS 5214													
904 NW COUNTY ROAD 25A , LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/22/2025 MLU													

L N	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	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	2003	2003	3	100	400	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF													
3,550													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00
2	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		41,742	
TOTAL MARKET OB/XF VALUE		3,550	
TOTAL LAND VALUE - MARKET		8,000	
TOTAL MARKET VALUE		53,292	
SOH/AGL Deduction		6,443	
ASSESSED VALUE		46,849	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		46,849	
TOTAL JUST VALUE		53,292	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		53,292	

LAND:1:1: TOTAL ACRES = 0.46 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1444/2567	8/13/2021	WD	Q	I	01	45,000	
GRANTOR: HARPER SPENCER							
GRANTEE: B&G RENTAL PROPERTI							
0952/1200	4/05/2002	WD	Q	V	01	100	
GRANTOR: HAROLD HARPER (AS SOL							
GRANTEE: SPENCER HARPER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W52 S14 E52 N14\$.									