LOT 9 SUN PARK ESTATES S/D.
ORB 877-1558,887-1458,895-2290
(DC GEORGE HANCOCK 1216-668),

FELA SHELIA A/FELA JEANA-ANN
1901 SW SALEM RD
LAKE CITY, FL 32055

2026

19-4S-16-03062-109

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	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

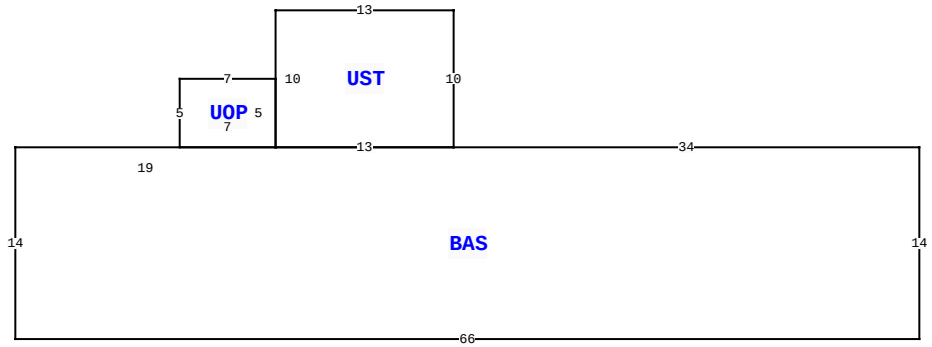
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,702
UOP	35	25		9	250
UST	130	45		58	1,613
TOTALS	1,089			991	27,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	991	115.9000	69.54	68,914	1996	1996	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2020 Heated Area: 924 HX Base Yr 2020



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		27,566
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		74,566
SOH/AGL Deduction		26,615
ASSESSED VALUE		47,951
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,951
TOTAL JUST VALUE		74,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16556	M H	125	02/01/2000
15465	M H	125	05/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/2774	1/31/2014	WD	Q	I	01	45,000
GRANTOR: ZENA ANN RICHARDSON						
GRANTEE: SHELIA A FELA & JEA						
1241/0463	9/04/2012	WD	U	V	11	100
GRANTOR: STELLA HANCOCK (UNREM						
GRANTEE: ZENA ANN RICHARDSON						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

1901 SW SALEM RD, LAKE CITY

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UST= N10 W13 S10 E13$ W13 UOP= N5 W7 S5 E7$ W19 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	5.00	AC		1.00	1.00	0.75	10,000.00	7,500.00	37,500							

REVIEW DATE 04/29/2025 BY KS Total Acres: 5.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 11/18/2025 BY SYS