

COMM INTERS N R/W CR-18 & E
LINE OF SE1/4 OF NE1/4, RUN
W'LY ALONG R/W 432.67 FT FOR

RUTHERFORD SHARRON D MCDONALD
3905 SE CR 18
LAKE CITY, FL 32025

2026

19-6S-18-10623-002



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		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		02
NEIGHBORHOOD/LOC	19618.00	1.00/

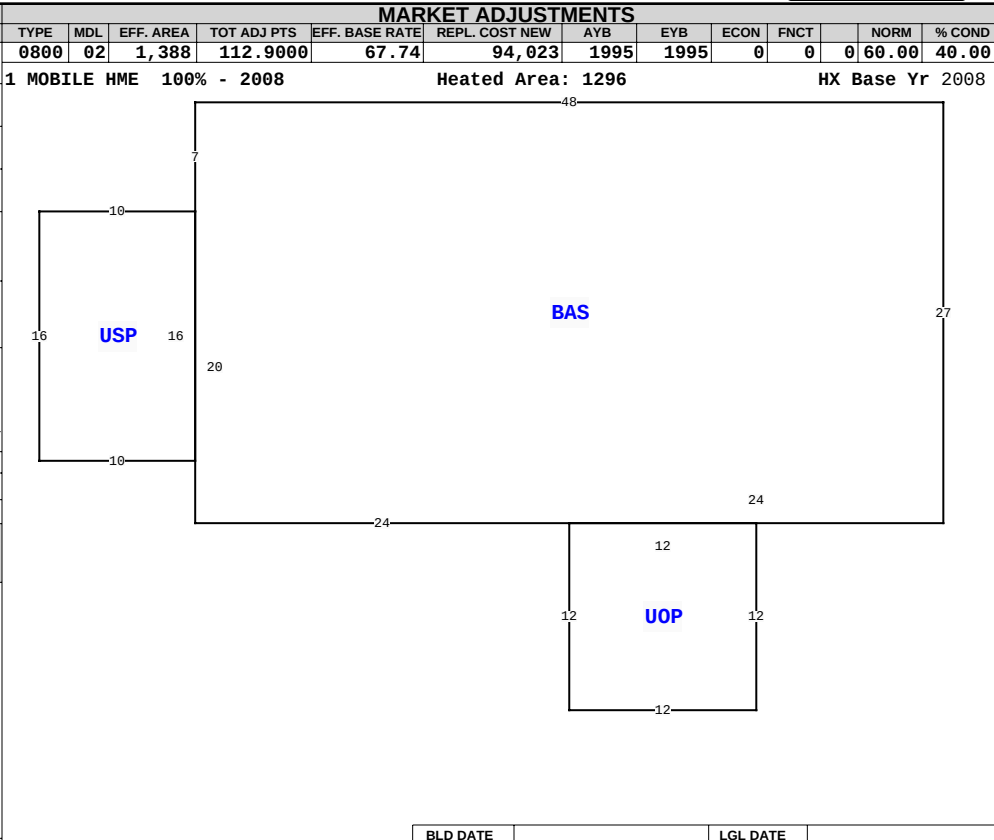
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	35,116
UOP	144	25		36	976
USP	160	35		56	1,517

TOTALS	1,600			1,388	37,609
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0031	BARN, MT AE	0	100	20	28	560.00	UT	9.00

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	100		A-1	0.00	0.00	5.91

REVIEW DATE	10/06/2015	BY	DF
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3905 SE COUNTY ROAD 18 , LAKE CITY	BLD DATE	LGL DATE	05/05/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN, MT AE	0	100	20	28	560.00	UT	9.00	9.00	50	2013	2013	3	50	2,520	

TOTAL OB/XF													9,670	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
A-1	0.00	0.00	5.91	AC		1.00	1.00	1.10	8,500.00	9,350.00				

Total Acres: 5.91	Total Land Value: 55,258	Market: 0	Agricultural: 0	Common: 55,258
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		37,609	
TOTAL MARKET OB/XF VALUE		9,670	
TOTAL LAND VALUE - MARKET		55,258	
TOTAL MARKET VALUE		102,537	
SOH/AGL Deduction		41,957	
ASSESSED VALUE		60,580	
TOTAL EXEMPTION VALUE		HX HB	35,580
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		102,537	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		102,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
115865	M H	125	08/28/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0809/0775	8/11/1995	WD	Q	V		20,000	
GRANTOR: CHERALAN GRAHAM							
GRANTEE: SHARRON MCDONALD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W48 S7 USP= W10 S16 E10 N16\$ S20 E24 UOP= S12 E12 N12 W12\$ E24 N27\$.									