COMM SW COR OF SEC, RUN N 2017 F
CONT N 440 FT, E 396 FT, S 440 F
TO POB.

MOLCHAN SHAUNA KRISTINE/STORTZ ALICE
5077 SE OCTOBER RD
LAKE CITY, FL 32025

2026

19-6S-18-10629-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

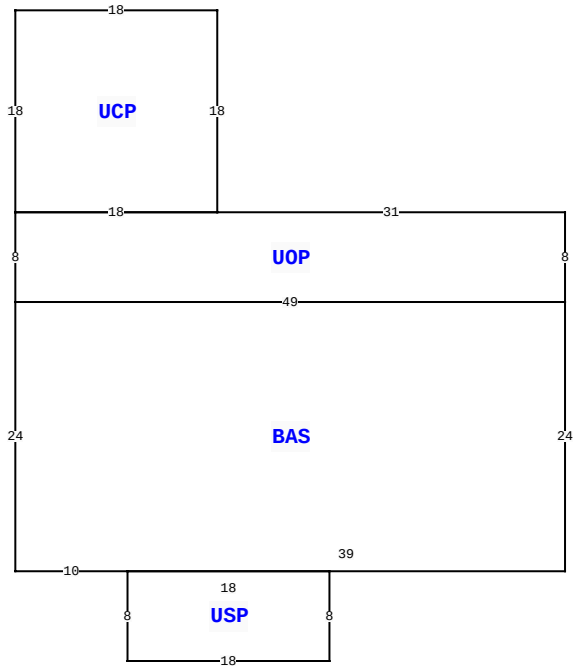
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19618.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	31,300
UCP	324	20		65	1,730
UOP	392	25		98	2,608
USP	144	35		50	1,331
TOTALS	2,036			1,389	36,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,389	110.9000	66.54	92,424	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2021 Heated Area: 1176 HX Base Yr 2021



5077 SE OCTOBER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,970
TOTAL MARKET OB/XF VALUE		12,700
TOTAL LAND VALUE - MARKET		34,000
TOTAL MARKET VALUE		83,670
SOH/AGL Deduction		22,771
ASSESSED VALUE		60,899
TOTAL EXEMPTION VALUE	HX HB SX	60,899
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		83,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,670

SALE:1:1: 4 AC $.70 STAMPS

PRMT:1:1: 24X56

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8130	M H	125	03/04/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1397/1049	10/26/2019	QC	U	I	30	100
GRANTOR:A H HORTON & SHAUNA K						
GRANTEE:A H HORTON & SHAUNA						
0786/2074	2/28/1994	WD	Q	V	03	0
GRANTOR:C C HORTON						
GRANTEE:A H HORTON						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W31 UCP= N18 W18 S18 E18$ W18 S8 E49 BAS= W49 S24 E10
USP= S8 E18 N8 W18$ E39 N24$ N8$.

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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 12,700

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	0102	C	SFR/MH	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,000							

REVIEW DATE 10/06/2015 BY DF Total Acres: 4.00 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/18/2025 BY SYS