COMM SW COR OF NW1/4 OF NE1/4, R
SW COR OF LOT 23 SUNNYBROOK S/D
CONT E 145.68 FT TO W R/W DOUBLE

MATTHEWS SCOTT D/MATTHEWS TAMMY M
798 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2026

20-3S-17-05192-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

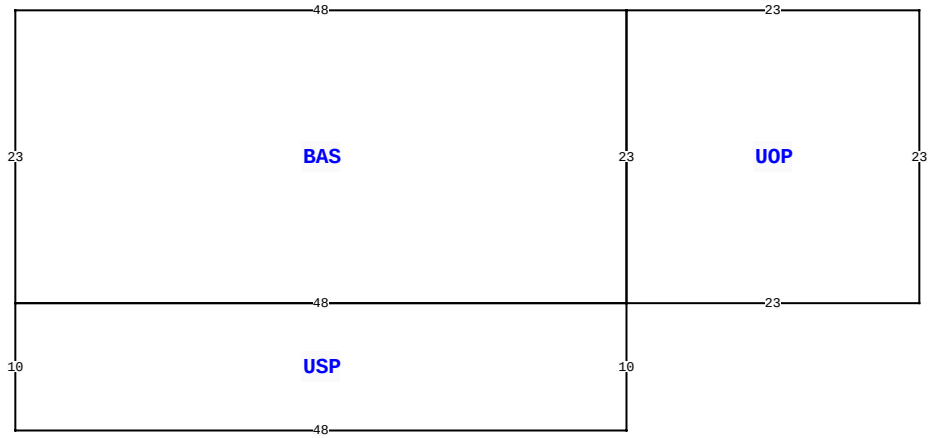
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	39,522
UOP	529	25		132	4,726
USP	480	35		168	6,014
TOTALS	2,113			1,404	50,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,404	79.3800	65.09	91,386	1990	1990	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1104 HX Base Yr 2025



798 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		50,262
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		7,831
TOTAL MARKET VALUE		65,293
SOH/AGL Deduction		0
ASSESSED VALUE		65,293
TOTAL EXEMPTION VALUE	HX HB	40,293
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		65,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13536	M H	125	01/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/2632	8/23/2024	WD	U	I	37	74,900
GRANTOR: GRIMSLEY JOHN						
GRANTEE: MATTHEWS SCOTT D						
1520/1247	7/30/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (BARRE						
GRANTEE: GRIMSLEY JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 USP= S10 E48 N10 W48$ E48 UOP= E23 N23 W23 S23$ N23$.

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	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,200

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		00	0.00	0.00	15,661.75	SF		1.00	1.00	1.00	0.50	0.50	7,831							

REVIEW DATE 10/25/2024 BY TP Total Acres: 0.36 Total Land Value: 7,831 Market: 0 Agricultural: 0 Common: 7,831 PRINTED 11/18/2025 BY SYS