LOTS 18 & 19 BLOCK 6 BOULEVARD P
DC 1379-1820, PB 1474-374, PB 14

BOSS BUCK INVESTMENTS LLC
152 NW ERNEST GLN
WHITE SPRINGS, FL 32096

2025

20-3S-17-05501-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

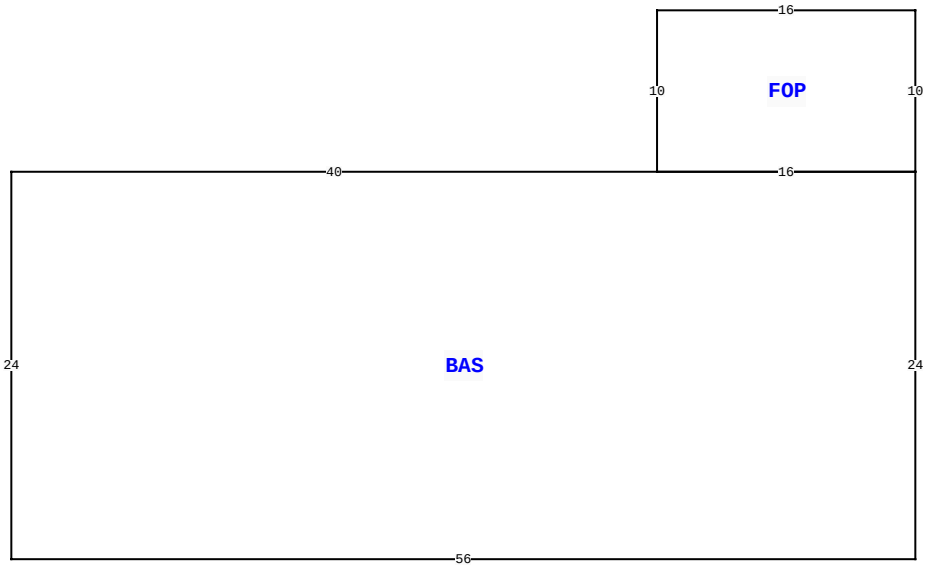
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	20317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	22,445
FOP	160	35		56	935
TOTALS	1,504			1,400	23,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,400	69.5790	41.75	58,450	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1344 HX Base Yr



1590 NW OAKLAND AVE, 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	23,380
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	5,000
TOTAL MARKET VALUE	35,480
SOH/AGL Deduction	0
ASSESSED VALUE	35,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,480
TOTAL JUST VALUE	35,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1521/2035	8/01/2024	WD	U	I	30	26,000
GRANTOR: HALL TIMOTHY J						
GRANTEE: BOSS BUCK INVESTMEN						
1474/374	8/24/2022	PB	U	I	18	0
GRANTOR: HALL JULIAN						
GRANTEE: HALL TIMOTHY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E56 N24 FOP= N10 W16 S10 E16$ W16$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0			0.00	0.00	2.00	LT		1.00	1.00	1.00	2,500.00	2,500.00	5,000							

REVIEW DATE 10/25/2024 BY TP Total Acres: 0.30 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 08/15/2025 BY SYS