COMM SW COR OF NE1/4 OF SE1/4, R
FOR POB, CONT N 177.99 FT, E 661
LINE OF W1/2 OF NE1/4 OF SE1/4,

GORDON LILLIE MAE COLEMAN
253 SW JONES TER
LAKE CITY, FL 32025

2025

20-4S-17-08624-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

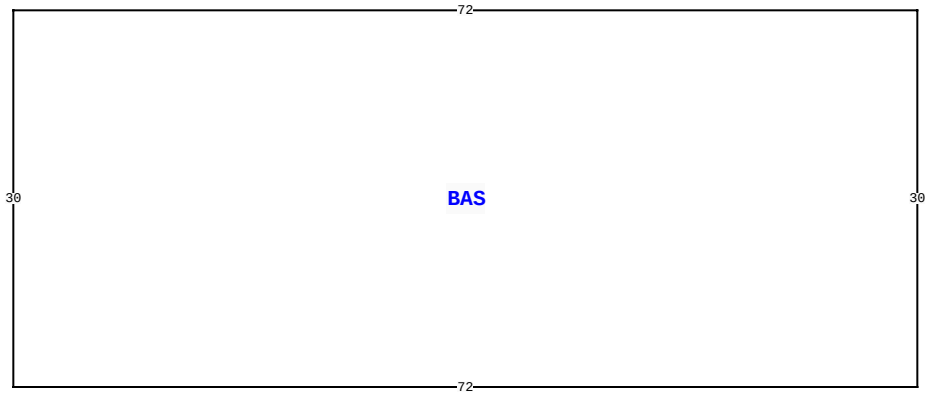
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 20417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	205,466
TOTALS	2,160			2,160	205,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,160	113.7000	106.88	230,861	2018	2018	0	0	0	11.00	89.00

1 MANUF 1 – 100% - 2019 Heated Area: 2160 HX Base Yr 2019



253 SW JONES TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,466
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		37,940
TOTAL MARKET VALUE		250,406
SOH/AGL Deduction		117,978
ASSESSED VALUE		132,428
TOTAL EXEMPTION VALUE	HX HB SX WX	105,722
BASE TAXABLE VALUE		26,706
TOTAL JUST VALUE		250,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,537

SALE:2:1: HEIRS TO PROPERTY
SALE:1:1: 2.71 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36212	M H	685	01/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1341/1512	7/27/2017	PB	U	V	18	0
GRANTOR: CLERK OF COURT (LEOLA						
GRANTEE: NELLIE C KEY & ETAL						
1170/2362	3/16/2009	QC	U	V	11	100
GRANTOR: LILLIE MAE & ELIZABET						
GRANTEE: FRED GORDON JR & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S30 E72 N30$.

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	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 7,000

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	2.71	AC		1.00	1.00	1.00	14,000.00	14,000.00	37,940							

REVIEW DATE 03/07/2018 BY TW Total Acres: 2.71 Total Land Value: 37,940 Market: 0 Agricultural: 0 Common: 37,940 PRINTED 08/06/2025 BY SYS