BEG INTERS S R/W SAL RR & W
LINE OF SE1/4 OF SE1/4, RUN S
156 FT, E 321 FT, N 105 FT TO

BOSTON DEBRA BAISDEN
285 NW SATURN LN
LAKE CITY, FL 32055

2026

21-3S-16-02231-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

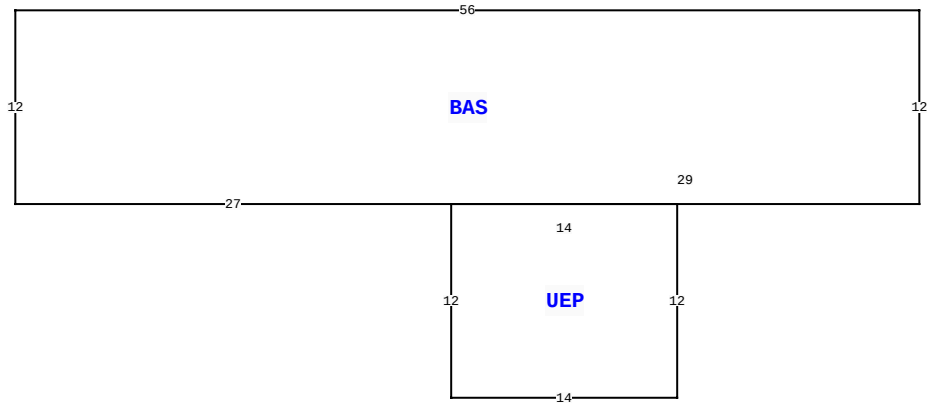
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	8,142
UEP	168	70		118	1,430
TOTALS	840			790	9,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	790	50.4900	30.29	23,929	1970	1970	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2019 Heated Area: 672 HX Base Yr 2019



287 NW SATURN LN, 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		9,572
TOTAL MARKET OB/XF VALUE		10,400
TOTAL LAND VALUE - MARKET		13,230
TOTAL MARKET VALUE		33,202
SOH/AGL Deduction		7,190
ASSESSED VALUE		26,012
TOTAL EXEMPTION VALUE	HX HB	24,182
BASE TAXABLE VALUE		1,830
TOTAL JUST VALUE		33,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		33,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E27 UEP= S12 E14 N12 W14$ E29 N12$.

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	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,400

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	0.50	AC		1.00	1.00	0.90	15,000.00	13,500.00	6,750							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.48	AC		1.00	1.00	0.90	15,000.00	13,500.00	6,480							

REVIEW DATE 02/08/2023 BY KS Total Acres: 0.98 Total Land Value: 13,230 Market: 0 Agricultural: 0 Common: 13,230 PRINTED 11/11/2025 BY SYS