BEG AT NE COR OF SE1/4 OF SEC,
RUN S 817.45 FT, W 532.83 FT,
N 817.45 FT, E 532.83 FT TO POB.

BUSBEE BRANDON/BUSBEE TARA M
863 SW CATHERINE LANE
LAKE CITY, FL 32025

2026

21-5S-17-09318-001

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

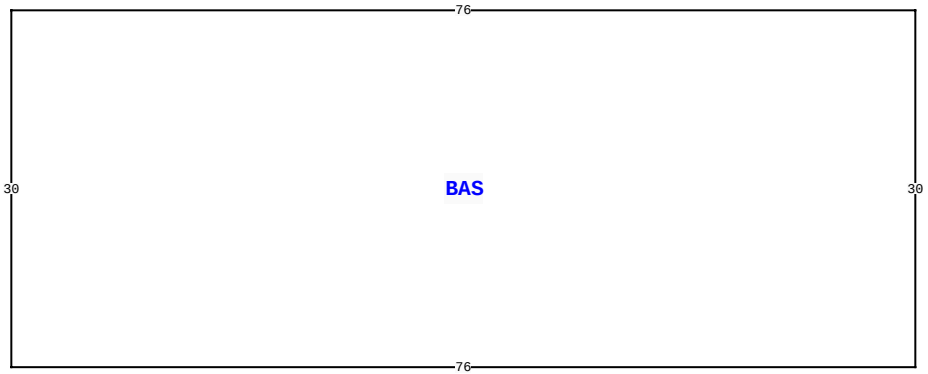
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	148,913
TOTALS	2,280			2,280	148,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	107.07	244,120	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 0% - 0 Heated Area: 2280 HX Base Yr



863 SW CATHERINE LN, 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: 3	Tax Dist:
BUILDING MARKET VALUE	148,913
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	38,000
TOTAL MARKET VALUE	193,913
SOH/AGL Deduction	3,058
ASSESSED VALUE	190,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,855
TOTAL JUST VALUE	193,913
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27541	M H	665	12/23/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1362/0266	6/08/2018	WD	U	I	12	127,500
GRANTOR: FRIER FINANCE INC						
GRANTEE: BRANDON & TARA M BU						
1296/0259	5/20/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (TAMMY						
GRANTEE: FRIER FINANCE, INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 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	0	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	0			0.00	0.00	10.00	AC		1.00	1.00	0.40	9,500.00	3,800.00	38,000							

REVIEW DATE 09/16/2017 BY BC Total Acres: 10.00 Total Land Value: 38,000 Market: 0 Agricultural: 0 Common: 38,000 PRINTED 11/18/2025 BY SYS