(AKA LOTS 18 & 19, LEON MCCALL'S
UNR DESC AS):
COMM SW COR OF SEC, RUN E 1357.7

COURSON JERRY W/COURSON TARA O
PO BOX 966
LAKE CITY, FL 32056

2026

22-3S-16-02259-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

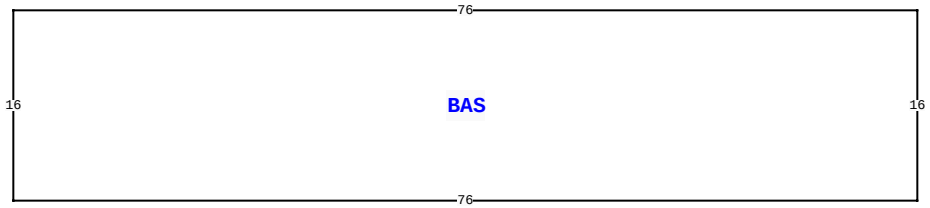
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	30,337
TOTALS	1,216			1,216	30,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	103.9500	62.37	75,842	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2023 Heated Area: 1216 HX Base Yr



141 NW MCCRACKEN CT, 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	145,576
TOTAL MARKET OB/XF VALUE	110,100
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	292,676
SOH/AGL Deduction	0
ASSESSED VALUE	292,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,676
TOTAL JUST VALUE	292,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,676

PRMT:5:1: LOT 7
PRMT:3:1: LOT 20
PRMT:2:1: FRALICK
PRMT:1:1: LOT 14

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26252	M H	275	09/18/2007
15792	M H	125	07/16/1999
15504	M H	125	05/12/1999
14976	M H	125	01/25/1999
14496	M H	125	09/08/1998
13949	M H	125	04/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1136	3/02/2022	WD	Q	I	01	240,000

GRANTOR: MCCRACKEN MELVIN H &
GRANTEE: COURSON JERRY W

0953/1166	5/02/2002	CT	Q	I	01	28,400

GRANTOR: CLERK OF COURT
GRANTEE: MELVIN & JOSEPHINE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16 $.

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	0259	MHP HOOKUP	0	0	0	0	20.00	UT	4,300.00	4,300.00	100	0	0	3	100	86,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
3	0130	CLFENCE 5	0	0	0	0	1,700.00	UT	3.00	3.00	100	1993	1993	3	100	5,100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0001	RES MISC	0	0	30	30	1.00	UT	13,500.00	13,500.00	100	2023	2022		100	13,500	

LAND DESCRIPTION

TOTAL OB/XF 110,100

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	2810	C	MH PARK	0		00	0.00	0.00	3.70	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,000							

REVIEW DATE 06/01/2023 BY KS Total Acres: 3.70 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/19/2025 BY SYS

(AKA LOTS 18 & 19, LEON MCCALL'S
UNR DESC AS):
COMM SW COR OF SEC, RUN E 1357.7

COURSON JERRY W/COURSON TARA O
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LAKE CITY, FL 32056

2026

22-3S-16-02259-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

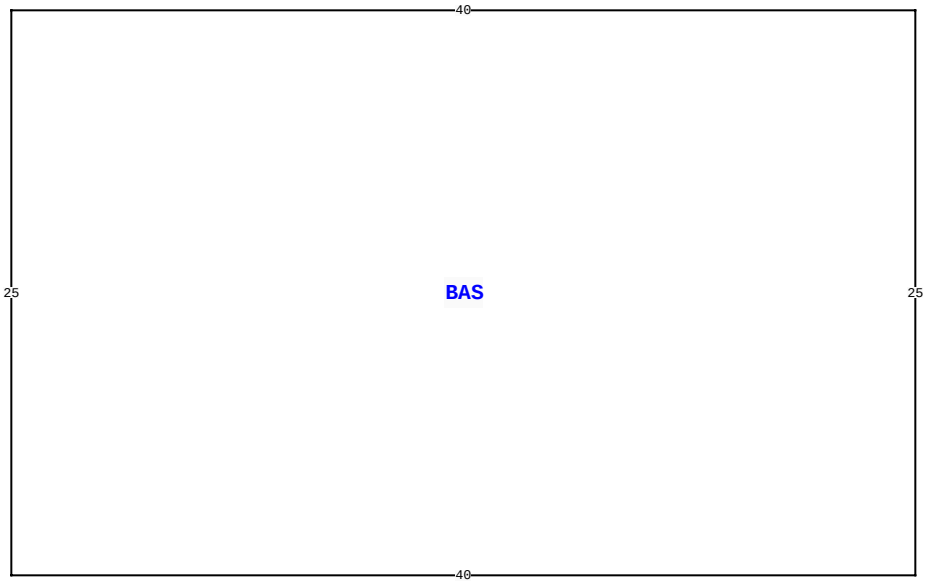
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	24,948
TOTALS	1,000			1,000	24,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,000	103.9500	62.37	62,370	1990	1990	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2023 Heated Area: 1000 HX Base Yr



141 NW MCCRACKEN CT, 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	145,576
TOTAL MARKET OB/XF VALUE	110,100
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	292,676
SOH/AGL Deduction	0
ASSESSED VALUE	292,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,676
TOTAL JUST VALUE	292,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13863	M H	125	04/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1136	3/02/2022	WD	Q	I	01	240,000
GRANTOR: MCCRACKEN MELVIN H &						
GRANTEE: COURSON JERRY W						
0953/1166	5/02/2002	CT	Q	I	01	28,400
GRANTOR: CLERK OF COURT						
GRANTEE: MELVIN & JOSEPHINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S25 E40 N25 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2023 BY KS Total Acres: 3.70 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/19/2025 BY SYS

(AKA LOTS 18 & 19, LEON MCCALL'S UNR DESC AS):
COMM SW COR OF SEC, RUN E 1357.7

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PO BOX 966
LAKE CITY, FL 32056

2026

22-3S-16-02259-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05

DOR CODE 2802 MH PARK

MAP NUM | MKT AREA 06

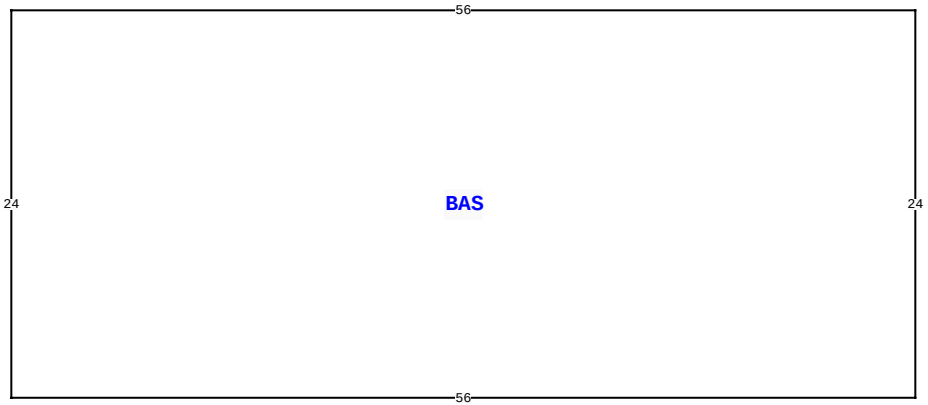
NEIGHBORHOOD/LOC 22316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	33,530
TOTALS	1,344			1,344	33,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	103.9500	62.37	83,825	1999	1999	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2023 Heated Area: 1344 HX Base Yr



141 NW MCCRACKEN CT, 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	145,576
TOTAL MARKET OB/XF VALUE	110,100
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	292,676
SOH/AGL Deduction	0
ASSESSED VALUE	292,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,676
TOTAL JUST VALUE	292,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1136	3/02/2022	WD	Q	I	01	240,000
GRANTOR: MCCRACKEN MELVIN H &						
GRANTEE: COURSON JERRY W						
0953/1166	5/02/2002	CT	Q	I	01	28,400
GRANTOR: CLERK OF COURT						
GRANTEE: MELVIN & JOSEPHINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E56 N24 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/01/2023 BY KS Total Acres: 3.70 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/19/2025 BY SYS

(AKA LOTS 18 & 19, LEON MCCALL'S
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COMM SW COR OF SEC, RUN E 1357.7

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LAKE CITY, FL 32056

2026

22-3S-16-02259-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

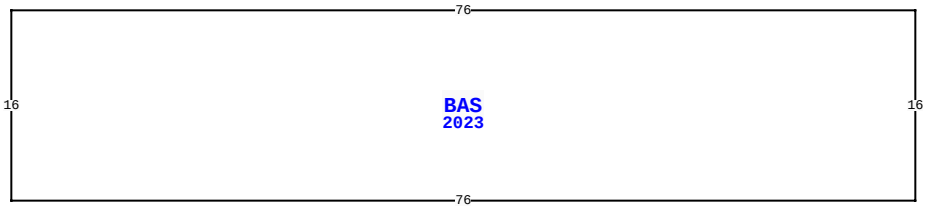
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2023	1,216	56,761
TOTALS	1,216			1,216	56,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,216	103.5000	84.87	103,202	2003	2003	0	0	0	45.00	55.00

5 MANUF 1 0% - 2023 Heated Area: 1216 HX Base Yr



141 NW MCCRACKEN CT, 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	145,576
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TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	292,676
SOH/AGL Deduction	0
ASSESSED VALUE	292,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,676
TOTAL JUST VALUE	292,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1136	3/02/2022	WD	Q	I	01	240,000
GRANTOR: MCCRACKEN MELVIN H &						
GRANTEE: COURSON JERRY W						
0953/1166	5/02/2002	CT	Q	I	01	28,400
GRANTOR: CLERK OF COURT						
GRANTEE: MELVIN & JOSEPHINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,19] E76 S16 W76 N16 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/01/2023 BY KS Total Acres: 3.70 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/19/2025 BY SYS