(AKA LOT 26, LEON MCCALL'S
SURVEY UNR DESC AS):
COMM SW COR OF SEC, RUN E 260

DAVIS JAY S
P O BOX 1508
LAKE CITY, FL 32056

2026

22-3S-16-02265-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

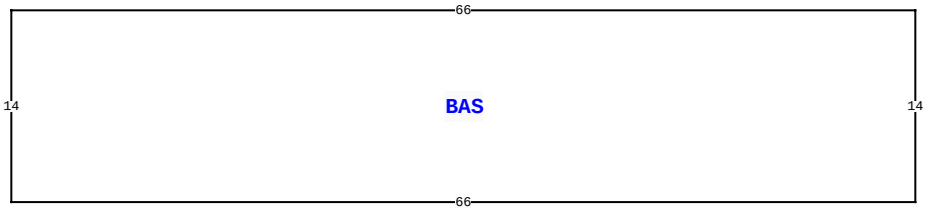
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	924	100		924	23,928
TOTALS	924			924	23,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	107.9000	64.74	59,820	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



156 NW SAMOSET GLN, 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	23,928
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	8,856
TOTAL MARKET VALUE	39,784
SOH/AGL Deduction	2,978
ASSESSED VALUE	36,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,806
TOTAL JUST VALUE	39,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,784

LAND:1:1: 0.36 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4370	M H	125	08/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0863/0569	7/22/1998	WD	Q	V	02	16,000

GRANTOR: PERRAULT
GRANTEE: DAVIS

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	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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		RSF/MH	0.00	0.00	0.36	AC		1.00	1.00	1.64	15,000.00	24,600.00	8,856							

REVIEW DATE 02/20/2023 BY KS Total Acres: 0.36 Total Land Value: 8,856 Market: 0 Agricultural: 0 Common: 8,856 PRINTED 11/19/2025 BY SYS