THE N 665.62 FT OF S 1497.69 FT
NE1/4.

C A BOONE CONSTRUCTION INC
P O BOX 3236
LAKE CITY, FL 32056

2026

22-4S-16-03086-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

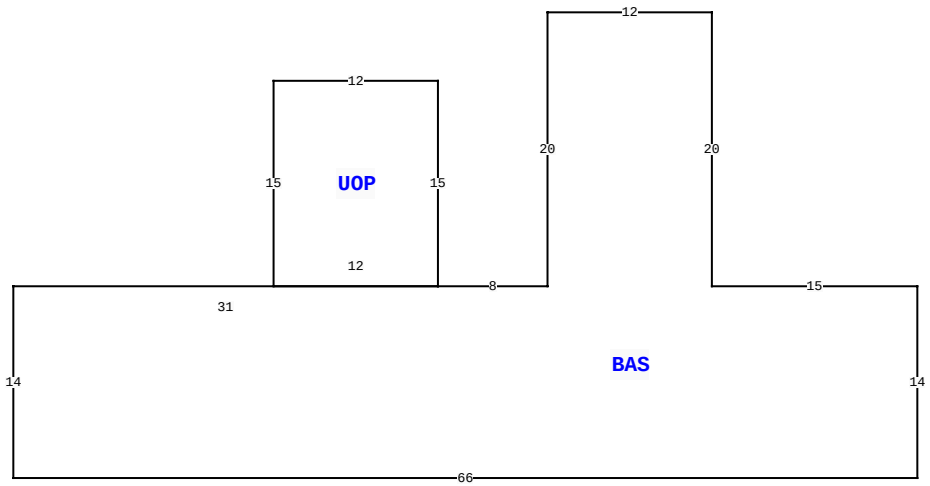
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	22416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,164	100		1,164	25,952
UOP	180	25		45	1,003
TOTALS	1,344			1,209	26,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,209	92.9000	55.74	67,390	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1164 HX Base Yr



898 SW SPARROW TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,956
TOTAL MARKET OB/XF VALUE	19,304
TOTAL LAND VALUE - MARKET	70,875
TOTAL MARKET VALUE	117,135
SOH/AGL Deduction	12,483
ASSESSED VALUE	104,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,652
TOTAL JUST VALUE	117,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,135

LAND:1:1: ADJ 3; 3 ACRES EXCAVATION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26172	M H	330	08/27/2007
13820	M H	125	03/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0614/0296	1/09/1987	WD	U	V		19,000

GRANTOR: DICKS DENVER &
GRANTEE: C A BOONE CONST

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N20 W12 S20 W8 UOP= N15 W12 S15 E12$ W31 S14 E66 N14$.

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	0040	BARN,POLE	0	0	12	24	288.00	UT	2.50	2.50	70	1998	1998	3	70	504	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	8,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
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 19,304

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		A-1	0.00	0.00	20.25	AC		1.00	1.00	0.50	7,000.00	3,500.00	70,875							

REVIEW DATE 04/04/2025 BY KS Total Acres: 20.25 Total Land Value: 70,875 Market: 0 Agricultural: 0 Common: 70,875 PRINTED 11/18/2025 BY SYS