

FLEMMING DAN/FLEMMING CAROL
253 SW CELINE CT
LAKE CITY, FL 32025

22-4S-16-03090-123

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

3103VINYL SID 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type

1205080304MODULAR MT 100 DRYWALL 100 CARPET 90 SHT VINYL 10 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Stories

31021121002 100

Architectual Units Condition Adj Kitchen Adjus

010301CONV 100 0 100 03 100 01 100

Quality

0505

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA06

NEIGHBORHOOD/LOC

22416.001.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,2401002,240134,226
FOP7035241,438
UOP17625442,637

TOTALS

2,4862,308138,301

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10190FPLC PF0100001.00UT1,200.001,200.001002005200531001,200
20294SHED WOOD/01001224288.00UT5.005.001002005200531001,440
39945Well/Sept0100001.00UT7,000.007,000.0010031007,000
40252LEAN-TO W/01001024240.00UT2.502.50100200720073100600
50296SHED METAL0100001.00UT0.000.00100200720073100200

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICELAND VALUETOTAL OB/XF

10200CMBL HM100RSF-10.000.001.00LT1.001.001.0022,500.0022,500.0022,500

REVIEW DATE04/04/2025BYKS

Total Acres: 1.01Total Land Value: 22,500Market: 0Agricultural: 0Common: 22,500

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0201022,308115.9000108.95251,457200520050045.0055.00

Heated Area: 2240HX Base Yr 2006

Diagram showing lot dimensions and area calculations:

Basement (BAS) area: 2,240 sq ft

Footing (FOP) area: 70 sq ft

Unimproved (UOP) area: 176 sq ft

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE138,301

TOTAL MARKET OB/XF VALUE10,440

TOTAL LAND VALUE - MARKET22,500

TOTAL MARKET VALUE171,241

SOH/AGL Deduction74,680

ASSESSED VALUE96,561

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE45,839

TOTAL JUST VALUE171,241

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE171,241

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE

1040/14673/04/2005WDQV18,500

GRANTOR: CRAPPS & CHERRY

GRANTEE: DAN & CAROL FLEMMIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N11 W16 S11 E16\$ W40 S31 E10 FOP= E14 N5 W14 S5\$ N5 E14 S5 E2 S14 E15 S1 E16 N15 E3 N31\$.