COMM AT INTER OF HWY 441 &
CR 18, RUN N 51.34 FT, W
280.66 FT FOR POB, CONT W

COUPAL JERRY K/KAINS-COUPAL DEBORAH M
263 SW MINTER RD
LAKE CITY, FL 32024

2026

22-6S-17-09743-000

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		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

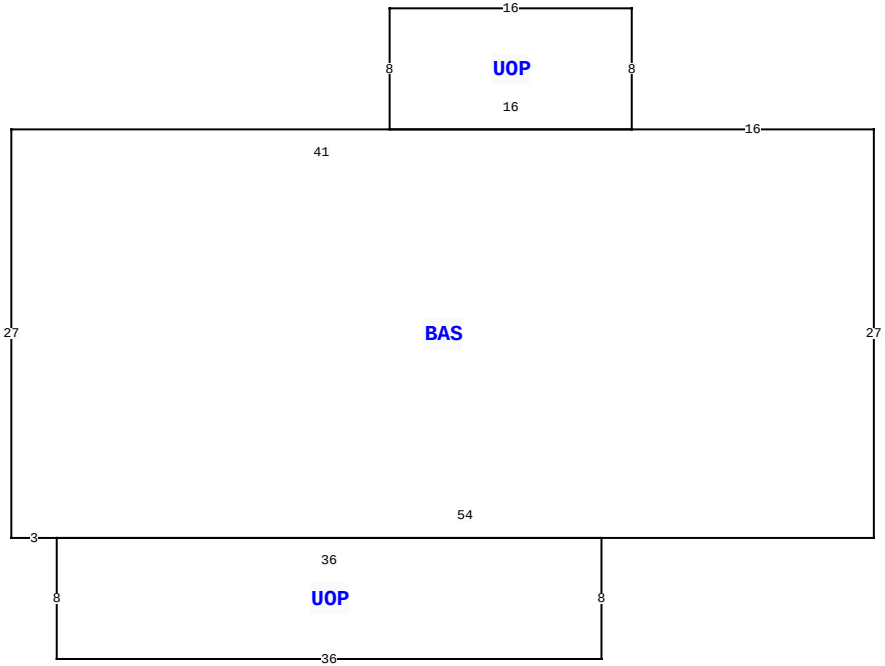
DOR CODE	0201	MODULAR HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100		1,539	83,951
UOP	128	20		26	1,418
UOP	288	20		58	3,164
TOTALS	1,955			1,623	88,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,623	107.8000	99.18	160,969	1994	1994	0	0	0	45.00	55.00

2 MODULAR 1 100% - 2018 Heated Area: 1539 HX Base Yr 2018



263 SW MINTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		88,533
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		32,500
TOTAL MARKET VALUE		121,533
SOH/AGL Deduction		36,881
ASSESSED VALUE		84,652
TOTAL EXEMPTION VALUE	HX HB DD	60,722
BASE TAXABLE VALUE		23,930
TOTAL JUST VALUE		121,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050187	Roof Replacement	7,650	06/24/2024
8386	M H	125	05/16/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1331/1490	2/10/2017	WD	U	I	12	44,900
GRANTOR: US BANK TRUST N A TRU						
GRANTEE: JERRY K COUPAL & DE						
1309/0422	2/02/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (VINCE						
GRANTEE: US BANK TRUST N A T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N8 W16 S8 E16$ W41 S27 E3 UOP= S8 E36 N8 W36$ E54 N27$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	32,500							

REVIEW DATE 07/12/2024 BY JS Total Acres: 5.00 Total Land Value: 32,500 Market: 0 Agricultural: 0 Common: 32,500 PRINTED 11/18/2025 BY SYS