THE S 324.25 FT OF E1/2 OF N1/2
NW1/4.

BOONE MATTHEW S/BOONE BRANDY N
913 SW SPARROW TERR
LAKE CITY, FL 32024

2026

23-4S-16-03098-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

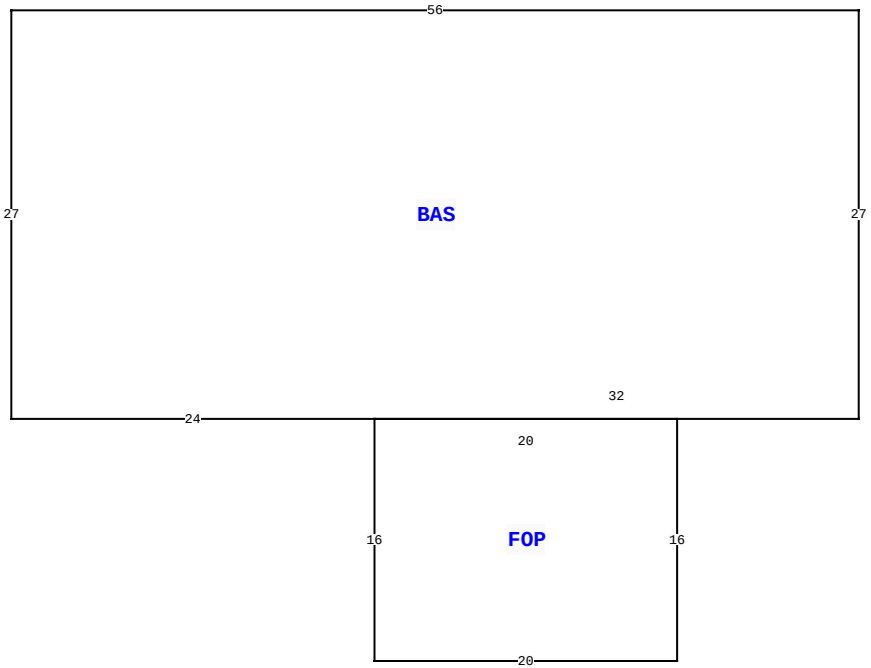
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	127,893
FOP	320	35		112	9,474
TOTALS	1,832			1,624	137,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,624	113.9000	107.07	173,882	2015	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2016 Heated Area: 1512 HX Base Yr 2016



913 SW SPARROW TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,367
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		185,467
SOH/AGL Deduction		89,609
ASSESSED VALUE		95,858
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,136
TOTAL JUST VALUE		185,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,683

LAND:1:1: ADJ 3; EASEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32731	M H	626	02/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/0339	2/10/2015	WD	U	V	11	100
GRANTOR: DAN G & ELAINE D BOON						
GRANTEE: MATTHEW S BOONE & B						
1272/2283	4/15/2014	QC	U	V	30	100
GRANTOR: DAN G & ELAINE D BOON						
GRANTEE: MATTHEW S BOONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E24 FOP= S16 E20 N16 W20$ E32 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	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.80	10,000.00	8,000.00	40,000							

REVIEW DATE 02/26/2025 BY KS Total Acres: 5.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 09/30/2025 BY SYS