LOT 8 FORD LANE HIGHLANDS S/D UN
COMM SW COR OF SEC, E 1328.99 FT
E1/2 OF SW1/4, E ALONG S LINE 13

DALLAS GENETTA I
597 SW FORD LN
LAKE CITY, FL 32024

2026

24-5S-15-00472-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

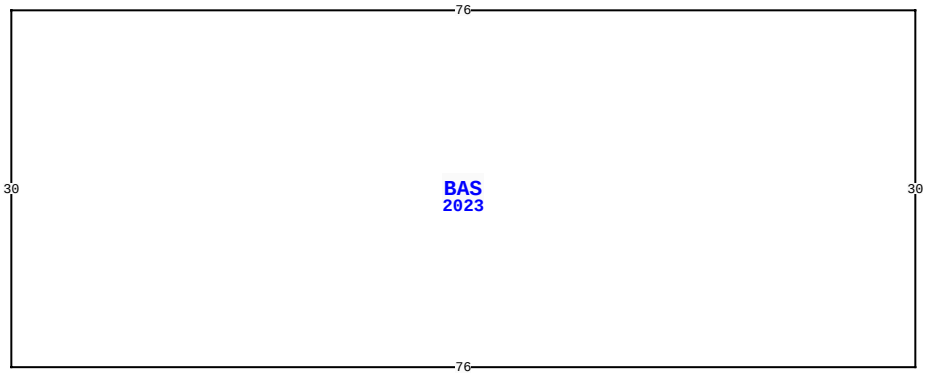
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	24515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2023	2,280	243,372
TOTALS	2,280			2,280	243,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,280	113.5000	112.36	256,181	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2023 Heated Area: 2280 HX Base Yr 2023



597 SW FORD LANE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		243,372
TOTAL MARKET OB/XF VALUE		17,700
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		351,072
SOH/AGL Deduction		22,855
ASSESSED VALUE		328,217
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		277,495
TOTAL JUST VALUE		351,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
44082			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/2037	1/05/2022	WD	U	V	37	65,000

GRANTOR: BKL-DENUNE INC

GRANTEE: DALLAS GENETTA I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-66,-11] E76 S30 W76 N30 $
.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	9,500.00	9,500.00	100	2023	2022		100	9,500	

LAND DESCRIPTION

TOTAL OB/XF 17,700

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	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 06/15/2022 BY JB Total Acres: 10.02 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/07/2025 BY SYS