COMM NE COR OF SW1/4 OF SW1/4, R
N LINE 25 FT TO W R/W SEMINOLE R
R/W 448.74 FT FOR POB, CONT S 70

BUTLER PAMELA P
2771 W SPRING LEAF LN
LECANTO, FL 34461

2026

25-3S-15-00227-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

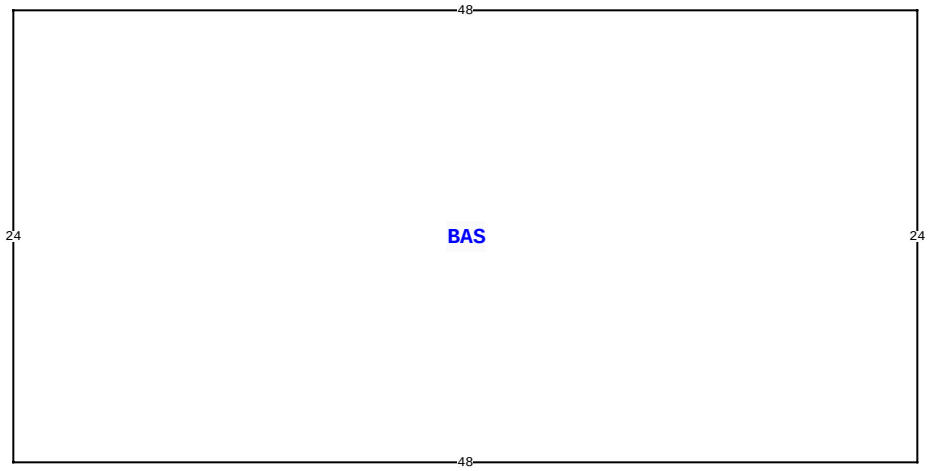
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	31,491
TOTALS	1,152			1,152	31,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	113.9000	68.34	78,728	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



644 SW SEMINOLE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	31,491
TOTAL MARKET OB/XF VALUE	7,375
TOTAL LAND VALUE - MARKET	50,400
TOTAL MARKET VALUE	89,266
SOH/AGL Deduction	3,297
ASSESSED VALUE	85,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,969
TOTAL JUST VALUE	89,266
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,266

LAND:2:4: 50' STRIP OF LAND BETWEEN BLKS = .50
LAND:2:3: LOT 10 BLK 4 = 1.05
LAND:1:3: LOT 6 BLK 3 = 0.84 AC
LAND:2:2: LOT 9 BLK 4 = 1.05

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/0464	10/11/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DANIE						
GRANTEE: PAMELA P BUTLER						
0932/1238	7/23/2001	WD	Q	I	03	54,500
GRANTOR: CONSECO FINANCE SERVI						
GRANTEE: DANIEL BUTLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

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	0080	DECKING	0	0	0	0	1.00	UT	500.00	500.00	25	2013	2013	3	25	125	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	500.00	500.00	50	2013	2013	3	50	250	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,375

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	2.54	AC		1.00	1.00	1.00	8,000.00	8,000.00	20,320							
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.76	AC		1.00	1.00	1.00	8,000.00	8,000.00	30,080							

REVIEW DATE 02/24/2023 BY KS Total Acres: 6.30 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 11/20/2025 BY SYS