THE W 286 FT OF NW1/4 OF NW1/4 L
& ALSO BEG NW COR OF N1/2 OF SW1
285.85 FT, S 665 FT, W 285.85 FT

BIGHAM ROBERT W/BIGHAM MERILEA
10132 W US HWY 90
LAKE CITY, FL 32055

2026

26-3S-15-00229-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

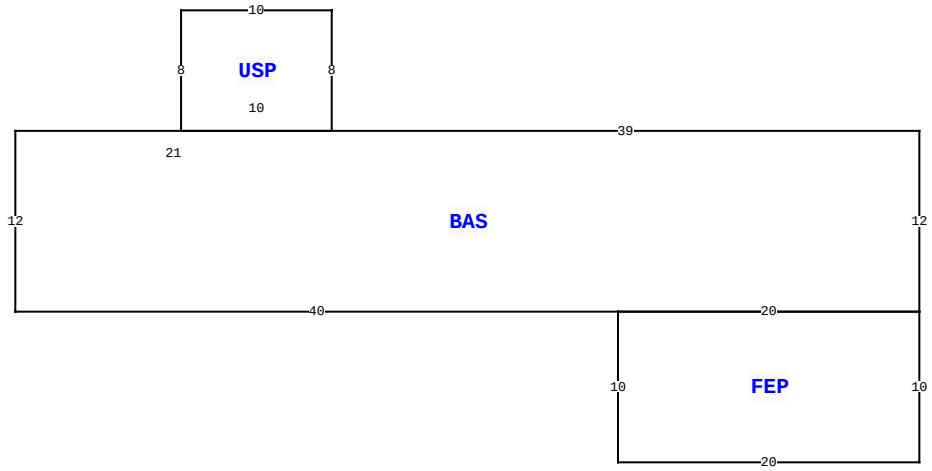
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 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	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	17,954
FEP	200	85		170	4,239
USP	80	35		28	698
TOTALS	1,000			918	22,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	918	103.9000	62.34	57,228	1969	1969	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 720 HX Base Yr



10132 W US HIGHWAY 90 , 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		22,891
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		77,580
TOTAL MARKET VALUE		108,571
SOH/AGL Deduction		53,885
ASSESSED VALUE		54,686
TOTAL EXEMPTION VALUE	HX HB	29,686
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/84	4/24/2023	LE	U	I	14	100
GRANTOR: BIGHAM ROBERT W						
GRANTEE: BIGHAM ROBERT W (EN						
0881/1807	5/28/1999	WD	Q	V	03	9,228
GRANTOR: RAMONA PARK CHURCH						
GRANTEE: BIGHAM (ADDING 4.36						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 USP= N8 W10 S8 E10$W21 S12 E40 FEP= S10 E20 N10 W20$ E20 N12$.

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	0210	GARAGE U	0	100	20	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

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	8.62	AC		1.00	1.00	1.00	9,000.00	9,000.00	77,580							

REVIEW DATE 02/23/2023 BY KS Total Acres: 8.62 Total Land Value: 77,580 Market: 0 Agricultural: 0 Common: 77,580 PRINTED 11/21/2025 BY SYS