

BEG SE COR OF SW1/4 OF SW1/4, RU
505.33 FT, S 30 DEG E 537.08 FT,
232.30 FT TO POB.

RYALS JAMIE LEE/RYALS KAREN RACHEL LEE
1112 S US HWY 441
LAKE CITY, FL 32024

2026

26-3S-15-00275-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 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	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	15,608
TOTALS	924			924	15,608

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.00

REVIEW DATE 02/24/2023 BY KS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	924	70.3890	42.23	39,021	1981	1981	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr													
323 SW BOZEMAN CT, LAKE CITY BAS													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/07/2025 MLU													

TOTAL OB/XF													
10,350													

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10,350													

Total Acres: 5.00 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		15,608
TOTAL MARKET OB/XF VALUE		10,350
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		75,458
SOH/AGL Deduction		6,444
ASSESSED VALUE		69,014
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		69,014
TOTAL JUST VALUE		75,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12131	PUMP/UTPOL	30	02/10/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1407/2737	3/16/2020	QC	U	I	11	25,000	
GRANTOR: FLORIDA HOLDINGS TRUS							
GRANTEE: JAMIE L & KAREN RAC							
1407/1269	3/09/2020	TD	U	I	18	8,000	
GRANTOR: CLERK OF COURT							
GRANTEE: FLORIDA HOLDINGS TR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W32 S14 E66 N14 W34 \$									

OTHER ADJUSTMENTS AND NOTES									

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