

BEG NE COR OF SW1/4 OF SW1/4,
RUN W 657.75 FT, N 663.73 FT,
E 657.27 FT, S 662.86 FT TO

THOMAS RICHARD W JR
591 SW BOZEMAN CT
LAKE CITY, FL 32024

2026

26-3S-15-00275-010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		2 100
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	26315.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	29,627
UOP	96	25		24	673
TOTALS	1,152			1,080	30,300

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0070	CARPORT UF	0	100	0	0	
2	0252	LEAN-TO W/	0	100	0	0	
3	9945	Well/Sept	0	100	0	0	
4	0285	SALVAGE	0	100	0	0	
5	0261	PRCH, UOP	0	100	0	0	
6	0070	CARPORT UF	0	100	0	0	
7	0020	BARN, FR	0	100	0	0	
8	9945	Well/Sept	0	100	0	0	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0200	C
2	9630	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,080	116.9000	70.14	75,751	1996	1996	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 1997 Heated Area: 1056 HX Base Yr 1997													
16 66 26 40 12 8 8 12 16 BAS UOP													
591 SW BOZEMAN CT, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

TOTAL OB/XF													
18,500													

COLUMBIA COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 30,300													
TOTAL MARKET OB/XF VALUE 18,500													
TOTAL LAND VALUE - MARKET 46,983													
TOTAL MARKET VALUE 95,783													
SOH/AGL Deduction 35,363													
ASSESSED VALUE 60,420													
TOTAL EXEMPTION VALUE HX HB VX WR 44,337													
BASE TAXABLE VALUE 16,083													
TOTAL JUST VALUE 95,783													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 95,783													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1117/2330 3/23/2007 AG Q V 01 100													
GRANTOR: JANICE FLATT (TRANSFEE)													
GRANTEE: WANDA K & RICHARD W													
0932/1862 8/04/2001 AG Q V 01 100													
GRANTOR: VELMA C PERRY													
GRANTEE: JANICE FLATT (TRANSFEE)													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W66 S16 E40 UOP= S8 E12 N8 W12\$ E26 N16\$.													