COMM SW COR OF SE1/4 OF NW1/4, R
W 635.80 FT, N 298.33 FT FOR POB
FT, NW 62 DEG 363.60 FT, N 212.2

TUPPER DALTON J/TUPPER KENDALL N
394 LOREN LN
LAKE CITY, FL 32024

2026

26-4S-15-00401-131

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

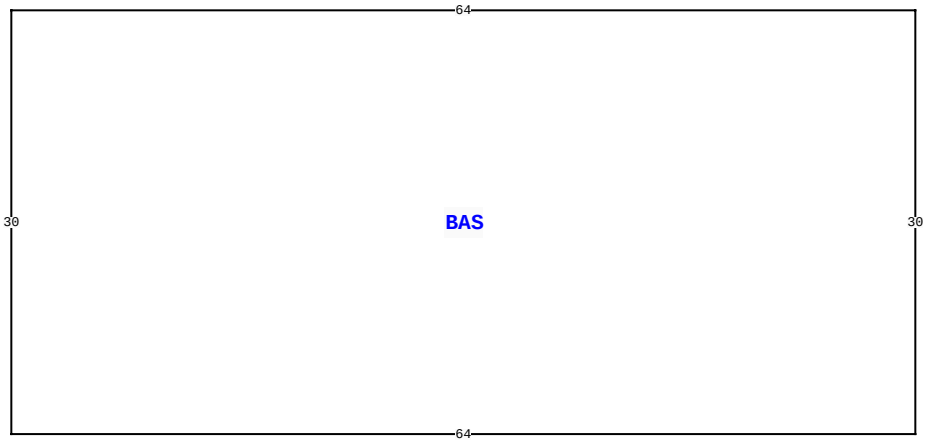
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	26415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	212,415
TOTALS	1,920			1,920	212,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,920	115.5000	118.96	228,403	2021	2021	0	0	0	7.00	93.00

3 MANUF 3 100% - 2024 Heated Area: 1920 HX Base Yr 2025



394 SW LOREN CT, 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		212,415
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		269,515
SOH/AGL Deduction		10,897
ASSESSED VALUE		258,618
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,896
TOTAL JUST VALUE		269,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,083

SALE:1:5: OHER PARCEL IS IN TERRY KELLY TRUSTEE.
SALE:1:4: AND BROKEN IT INTO TWO 5 AC PARCELS. THE
SALE:1:3: NOW THEY ARE SELLING IT BACK TO THE KELL
SALE:1:2: ORIGINALLY SOLD TO THE RAY'S BY THE KELY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050692	Roof Replacement	9,600	08/28/2024
21034	M H	125	09/02/2003
16839	M H	125	04/06/2000
41060	M H		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1479/2608	11/17/2022	WD	Q	I	01	249,900
GRANTOR: WILSON RYAN						
GRANTEE: TUPPER DALTON J						
1423/0022	10/26/2020	WD	Q	I	01	55,000
GRANTOR: FRANCISCO R & ROSA A						
GRANTEE: RYAN WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=22,10] E64 S30 W64 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			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 10/07/2024 BY JS Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/18/2025 BY SYS