

(PART OF PARCEL C DEERHILLS  
UNREC) COMM SW COR, RUN  
N 227.77 FT, E 7.95 FT,

COOK RUBY ANN  
139 SE POWELL PL  
LAKE CITY, FL 32025

2026

26-4S-17-08747-113



| 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                 |    | 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         | 0200MOBILE HOME |       |
| MAP NUM          |                 | 02    |
| NEIGHBORHOOD/LOC | 26417.020       | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,216            | 100         |      | 1,216        | 70,980               |
| TOTALS    | 1,216            |             |      | 1,216        | 70,980               |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |       |
|----------------|------------|-------------|---------|---|---|-------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | NOTES |
| 1              | 0294       | SHED WOOD/  | 0 100   | 0 | 0 | 1.00  | UT | 0.00     |       |
| 2              | 0294       | SHED WOOD/  | 0 100   | 0 | 0 | 1.00  | UT | 0.00     |       |
| 3              | 9945       | Well/Sept   | 0 100   | 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               | 100 |     | A-1      | 0.00  | 0.00  | 5.02        |

| MARKET ADJUSTMENTS                                      |     |           |             |                |                |      |      |      |      |      |        |       |  |
|---------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE                                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0201                                                    | 02  | 1,216     | 112.9000    | 106.13         | 129,054        | 2000 | 2000 |      | 0    | 0    | 45.00  | 55.00 |  |
| 1 MANUF 1 100% - 2006 Heated Area: 1216 HX Base Yr 2006 |     |           |             |                |                |      |      |      |      |      |        |       |  |
| <div>16<div>76<div>BAS</div>76</div>16</div>            |     |           |             |                |                |      |      |      |      |      |        |       |  |
| 139 SE POWELL PL, LAKE CITY                             |     |           |             |                |                |      |      |      |      |      |        |       |  |

|          |  |            |  |
|----------|--|------------|--|
| BLD DATE |  | LGL DATE   |  |
| XF DATE  |  | LAND DATE  |  |
| INC DATE |  | AG DATE    |  |
|          |  | 05/16/2024 |  |
|          |  | MLU        |  |

| COLUMBIA COUNTY PROPERTY  |  |              |   |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY         |  |              | 3 |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 3              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 70,980       |   |
| TOTAL MARKET OB/XF VALUE  |  | 8,000        |   |
| TOTAL LAND VALUE - MARKET |  | 50,200       |   |
| TOTAL MARKET VALUE        |  | 129,180      |   |
| SOH/AGL Deduction         |  | 61,666       |   |
| ASSESSED VALUE            |  | 67,514       |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 42,514 |   |
| BASE TAXABLE VALUE        |  | 25,000       |   |
| TOTAL JUST VALUE          |  | 129,180      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 129,180      |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 23031      | M H         | 340 | 04/14/2005 |

| SALES DATA                     |            |           |     |     |        |            |     |
|--------------------------------|------------|-----------|-----|-----|--------|------------|-----|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |     |
| 1398/0162                      | 10/11/2019 | WD        | U   | I   | 11     |            | 0   |
| GRANTOR: M.G. MECHANICL CONTRA |            |           |     |     |        |            |     |
| GRANTEE: RUBY ANN COOK         |            |           |     |     |        |            |     |
| 1004/2070                      | 1/15/2004  | WD        | Q   | V   | 03     |            | 100 |
| GRANTOR: AARON R & AMY ARGETSI |            |           |     |     |        |            |     |
| GRANTEE: MICHAEL GOULD         |            |           |     |     |        |            |     |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W76 S16 E76 N16\$. |  |  |  |  |  |  |  |  |  |