BEG SE COR OF SE1/4 OF NE1/4, W
N 411.57 FT, NE 525.29 FT, N 72.
645.84 FT, S 636.99 FT TO POB. E

SCOTT FRANKIE MARION/SCOTT JOHN W
149 NW PAPS CT
LAKE CITY, FL 32055

2026

27-2S-16-01754-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

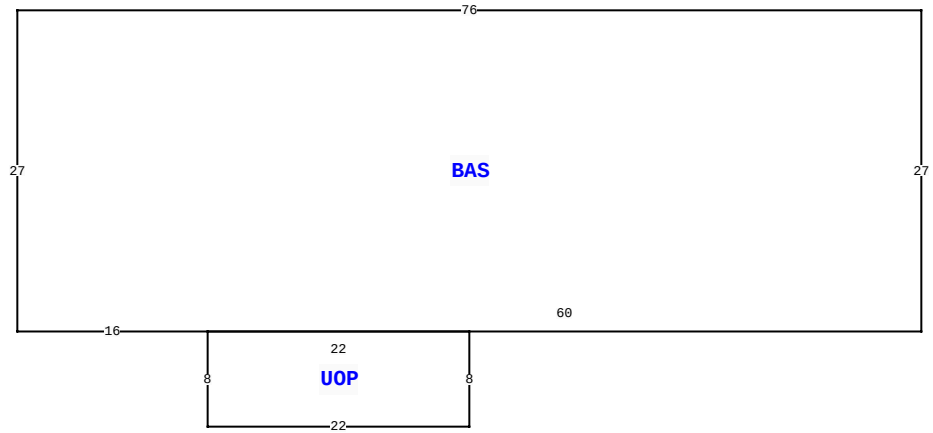
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	27216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	56,094
UOP	176	25		44	1,203
TOTALS	2,228			2,096	57,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,096	113.9000	68.34	143,241	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2008 Heated Area: 2052 HX Base Yr 2008



149 NW PAPS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	05/15/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		57,296
TOTAL MARKET OB/XF VALUE		11,400
TOTAL LAND VALUE - MARKET		59,805
TOTAL MARKET VALUE		76,649
SOH/AGL Deduction		25,952
ASSESSED VALUE		50,697
TOTAL EXEMPTION VALUE	HX HB	25,697
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		128,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10229	M H	125	09/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1170/1544	2/26/2009	WD	U	I	11	100

GRANTOR: JOHN W & FRANKIE MARI

GRANTEE: JOHN W & FRANKIE MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E16 UOP= S8 E22 N8 W22$ E60 N27$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2013	2013	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

LAND DESCRIPTION

TOTAL OB/XF 11,400

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5600	A	TIMBER 3	0			0.00	0.00	12.29	AC		1.00	1.00	1.00	281.00	281.00	3,453							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.29	AC		1.00	1.00	1.00	4,500.00	4,500.00	55,305							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 13.29 Total Land Value: 7,953 Market: 55,305 Agricultural: 3,453 Common: 4,500 PRINTED 10/10/2025 BY SYS