

COMM NE COR OF SW1/4 OF SW1/4, R
FT FOR POB, RUN W APPROX 222.35
119.66 FT, E APPROX 15.40 FT, S

MYERS MORGAN MASTERSON
P O BOX 2381
LAKE CITY, FL 32056-2381

2026

27-3S-17-05587-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 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	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		04
NEIGHBORHOOD/LOC	27317.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100		684	11,023
TOTALS	684			684	11,023

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0011	BARN, BLK A	0	100	0	0	1.00	UT	0.00	0.00	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		00	0.00	0.00	0.95	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	684	67.1490	40.29	27,558	1970	1970	0	0	0	60.00	40.00	
2 MOBILE HME 100% - 2015 Heated Area: 684 HX Base Yr 2015													
12 57 12 57 BAS													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/29/2025 MLU													
280 NE RANGE RD, LAKE CITY													

TOTAL OB/XF													
3,650													

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3,650													

COLUMBIA COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 11,023													
TOTAL MARKET OB/XF VALUE 3,650													
TOTAL LAND VALUE - MARKET 10,972													
TOTAL MARKET VALUE 25,645													
SOH/AGL Deduction 8,299													
ASSESSED VALUE 17,346													
TOTAL EXEMPTION VALUE HX HB 17,346													
BASE TAXABLE VALUE 0													
TOTAL JUST VALUE 25,645													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 25,645													
BLDG:1:1: SAHA MH													
PERMIT NUM DESCRIPTION AMT ISSUED													
27753 PUMP/UTPOL 50 04/20/2009													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1282/0657 9/27/2014 QC U I 11 0													
GRANTOR: RUSSELL LEE NICKERSON													
GRANTEE: MORGAN MASTERSON MY													
1236/2000 6/11/2012 QC U I 11 100													
GRANTOR: MORGAN MYERS													
GRANTEE: RUSSELL LEE NICKERS													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W57 S12 E57 N12\$.													