COMM AT INTERS OF S R/W OF
CR-242 & WEST LINE OF SEC, RUN
S 844.40 FT, E 206.50 FT FOR

FORSYTH BRENDA N
259 SW DEAN CT
LAKE CITY, FL 32024-4584

2026

27-4S-16-03205-005

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	12	HARDWOOD 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

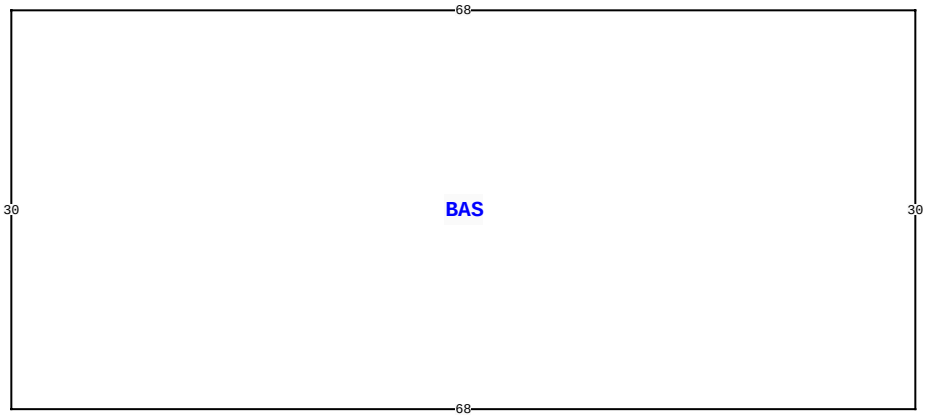
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 27416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	127,123
TOTALS	2,040			2,040	127,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,040	114.3000	107.44	219,178	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2017 Heated Area: 2040 HX Base Yr 2017



259 SW DEAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,123
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		161,723
SOH/AGL Deduction		66,541
ASSESSED VALUE		95,182
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,460
TOTAL JUST VALUE		161,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28097	M H	398	09/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/0159	2/17/2016	WD	U	I	11	100
GRANTOR: SUZANNE MCALLISTER						
GRANTEE: BRENDA N FORSYTH						
1308/2181	1/28/2016	WD	Q	I	01	109,000
GRANTOR: SUZANNE MCALLISTER						
GRANTEE: BRENDA N FORSYTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E68 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	2.00	AC		1.00	1.00	1.00	12,500.00	12,500.00	25,000							

REVIEW DATE 07/22/2019 BY KR Total Acres: 2.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS