LOT 13 EAGLES NEST S/D.

ORB 714-132,779-1007,ORB 1013-

GILBERT ROBERT LEE/GILBERT CHARRON WILLIAMS
3097 NE TRIPLE RUN RD
LAKE CITY, FL 32055-5744

2026

28-2S-17-04769-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
Quality	05	05

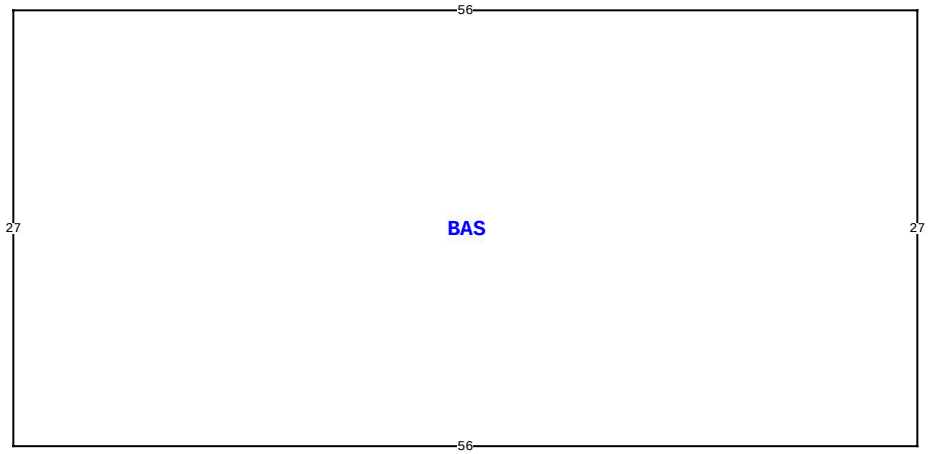
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	141,786
TOTALS	1,512			1,512	141,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	116.0000	109.04	164,868	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2020 Heated Area: 1512 HX Base Yr 2020



3097 NE TRIPLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,786
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		2,537
TOTAL MARKET VALUE		153,423
SOH/AGL Deduction		88,473
ASSESSED VALUE		64,950
TOTAL EXEMPTION VALUE	HX HB DX	43,120
BASE TAXABLE VALUE		21,830
TOTAL JUST VALUE		153,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37248	M H	410	09/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/2717	1/31/2014	WD	U	I	37	6,300
GRANTOR: HORACE JESSE & CYNTHI						
GRANTEE: ROBERT LEE & CHARRO						
1046/1542	5/18/2005	WD	Q	I		10,000
GRANTOR: RONSONET						
GRANTEE: HORACE JESSE & CYNT						

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	0.00	0.00	100	2011	2011	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	20	2004	2004	3	20	160	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	20	2004	2004	3	20	120	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	20	2011	2011	3	20	80	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	400.00	400.00	20	2011	2011	3	20	80	
8	0265	PRCH,UEP	0	100	30	26	780.00	UT	10.00	10.00	20	2011	2011	3	20	1,560	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	684.00	279.00	1.99	AC		1.00	1.00	0.15	8,500.00	1,275.00	2,537							

REVIEW DATE 11/14/2018 BY DF Total Acres: 1.99 Total Land Value: 2,537 Market: 0 Agricultural: 0 Common: 2,537 PRINTED 10/10/2025 BY SYS