PART OF LOT 4 BLOCK B RANCHETTES
130 FT OF N 360.08 FT OF W1/2 OF
OF NE1/4.

DEAS RALPH R/DEAS SARAH M
227 SE HERNANDO AVE
LAKE CITY, FL 32025

2025

28-3S-16-02355-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

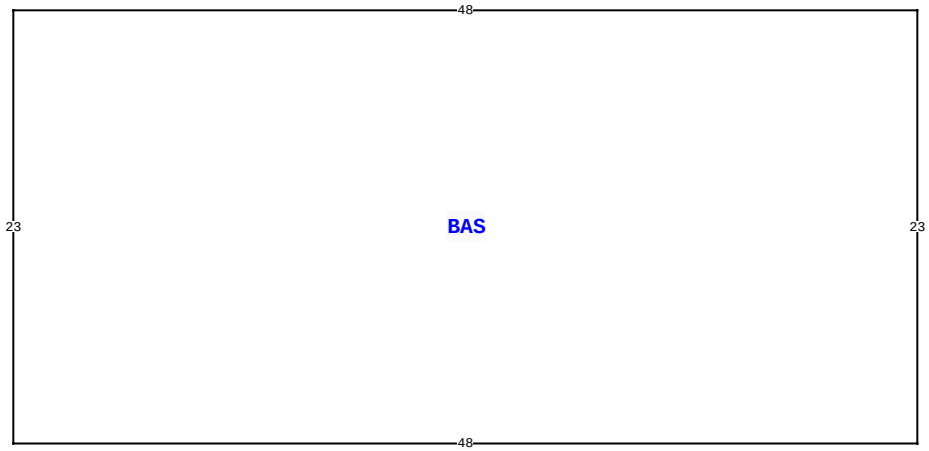
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	62,523
TOTALS	1,104			1,104	62,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,104	115.7000	102.97	113,679	1991	1991	0	0	0	45.00	55.00

2 MANUF 1 – 0% - 0 Heated Area: 1104 HX Base Yr



127 NW ANCIENT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	62,523
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	85,023
SOH/AGL Deduction	13,244
ASSESSED VALUE	71,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,779
TOTAL JUST VALUE	85,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,621

XFOB:1:1: CHAMP M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8457	M H	125	06/06/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/2322	1/19/2018	WD	U	V	11	100
GRANTOR: RANDELL BURNHAM						
GRANTEE: RALPH R & SARAH M D						
1351/1520	12/22/2017	WD	U	V	11	100
GRANTOR: FRANCES WITT & SAMANT						
GRANTEE: RANDELL BURNHAM & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E48 N23$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	0		RSF/MH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 03/08/2023 BY KS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 05/06/2025 BY SYS