COMM NE COR OF SE1/4 OF NW1/4, RUN W 598.98 FT TO W R/W VOSS RD, S 5 DEG E ALONG R/W 242.82

GEIGER MARK
780 NE VOSS RD
LAKE CITY, FL 32055

2025

28-3S-17-05601-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

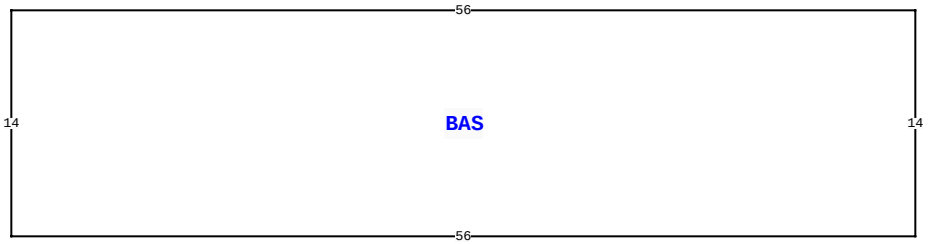
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	10,735
TOTALS	784			784	10,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	76.0590	45.64	35,782	1988	1988	10	0	0	60.00	30.00

1 MOBILE HME 100% - 2010 Heated Area: 784 HX Base Yr 2010



780 NE VOSS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		10,735
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		9,300
TOTAL MARKET VALUE		29,035
SOH/AGL Deduction		8,439
ASSESSED VALUE		20,596
TOTAL EXEMPTION VALUE	HX HB	20,596
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		29,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1074/2232	2/21/2006	WD	U	I	08	15,000

GRANTOR: HOWARD AND JEWELL REG

GRANTEE: MARK AND LENORA GEI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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	100	8	10	80.00	UT	5.00	5.00	100	2001	2001	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
5	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	1.00	AC		1.00	1.00	1.00	9,300.00	9,300.00	9,300							

REVIEW DATE 09/15/2015 BY DF Total Acres: 1.00 Total Land Value: 9,300 Market: 0 Agricultural: 0 Common: 9,300 PRINTED 08/19/2025 BY SYS