LOT 3 BLOCK 13 CAROLYN HEIGHTS S

WD 1338-76, WD 1338-2108,

FENNELL ALETHA
3037 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2026

28-3S-17-05799-001

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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

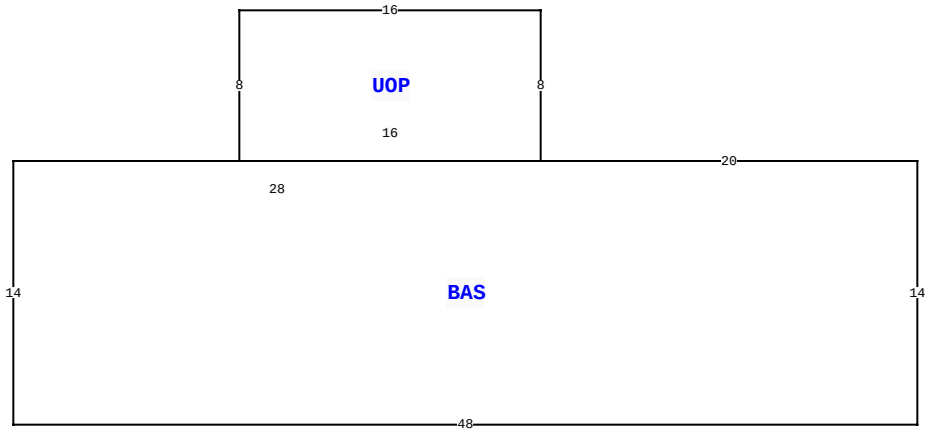
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	28317.040 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	39,156
UOP	128	25		32	1,865
TOTALS	800			704	41,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	704	112.7000	105.94	74,582	2010	2010	10	0	0	35.00	55.00

1 MANUF 1 0% - 0 Heated Area: 672 HX Base Yr



440 NE GRANGER MILL AVE, 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	41,020
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	56,420
SOH/AGL Deduction	0
ASSESSED VALUE	56,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,420
TOTAL JUST VALUE	56,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35780	M H	606	09/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/2108	6/14/2017	WD	Q	V	03	8,500
GRANTOR: BRUCE BAKER						
GRANTEE: ALETHA FENNELL						
1338/0076	6/01/2017	WD	U	V	11	100
GRANTOR: OZELL GRAHAM						
GRANTEE: BRUCE BAKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N8 W16 S8 E16$ W28 S14 E48 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	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 7,000

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 12/12/2017 BY TW Total Acres: 0.20 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 10/03/2025 BY SYS