TRACT 8 A C MILTON TRACT UNR.
COMM SE COR OF SW1/4, RUN S 39.7
FT FOR POB N 550.96 FT, E 655.88

ONEAIL LAURA L/ONEAIL MICHAEL L
313 SW HERITAGE CT
LAKE CITY, FL 32024

2026

29-5S-17-09475-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

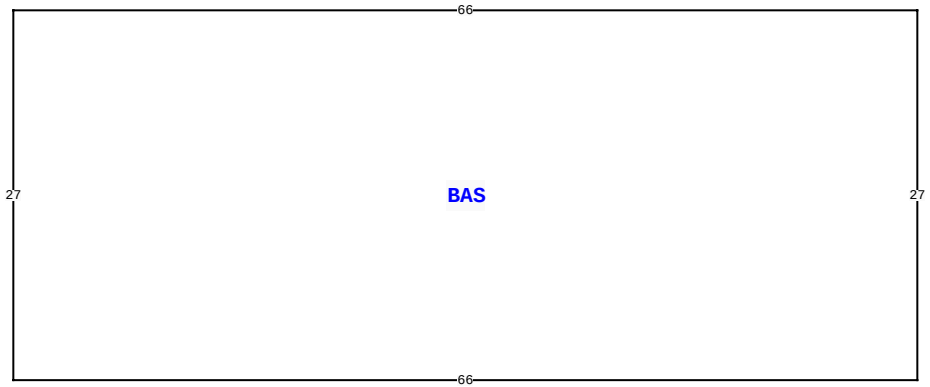
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	56,903
TOTALS	1,782			1,782	56,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	133.0550	79.83	142,257	1996	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 1782 HX Base Yr 2015



313 SW HERITAGE 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		56,903
TOTAL MARKET OB/XF VALUE		14,190
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		166,283
SOH/AGL Deduction		59,747
ASSESSED VALUE		106,536
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,814
TOTAL JUST VALUE		166,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13366	M H	125	12/02/1997
12472	M H	125	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/1294	4/23/2013	WD	Q	I	01	112,000
GRANTOR: WALTER C & JUNE M THO						
GRANTEE: LAURA L & MICHAEL L						
1197/0475	6/30/2010	WD	Q	I	01	89,000
GRANTOR: BRUCE N STAFFORD & PA						
GRANTEE: WALTER C & JUNE M T						

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	1996	1996	3	100	1,200	
2	0296	SHED METAL	0	100	10	20	200.00	UT	12.00	12.00	100	1996	1996	3	100	2,400	
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	28	40	1,120.00	UT	2.00	2.00	100	2013	2013	3	100	2,240	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,190

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	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 09/19/2017 BY BC Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/20/2025 BY SYS