

COMM NE COR OF SW1/4 OF SW1/4, S
E 120 FT, S 363 FT, W 120 FT, N
& COMM NW COR OF SE1/4 OF SW1/4,

SMITH DIANE/MCCRARY JACKIE
2494 NW BROWN RD
LAKE CITY, FL 32055

2026

30-3S-16-02411-008



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 30316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	22,142
UDG	1,152	60		691	9,445
UOP	64	25		16	219
UOP	96	25		24	328
USP	256	35		90	1,230

TOTALS 3,188 2,441 33,364

EXTRA FEATURES

L N	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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC, PAVMT	0	0	16	17	272.00	UT	1.50	1.50	100	2000	2000	3	100	408	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	AC		1.00	1.00	0.70	15,000.00	10,500.00	10,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.81	AC		1.00	1.00	0.70	15,000.00	10,500.00	19,005							

REVIEW DATE 09/13/2018 BY BC

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1 MOBILE HME 0% - 2025													0800	02	2,441	113.9000	68.34	166,818	1996	1996	0	0	20	60.00	20.00
Heated Area: 1620													HX Base Yr												

174 SW MCELROY CT, LAKE CITY

TOTAL OB/XF													9,008												

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						33,364						
TOTAL MARKET OB/XF VALUE						9,008						
TOTAL LAND VALUE - MARKET						29,505						
TOTAL MARKET VALUE						71,877						
SOH/AGL Deduction						0						
ASSESSED VALUE						71,877						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						71,877						
TOTAL JUST VALUE						71,877						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						71,877						
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
10123				M H				125		08/25/1995		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	R S N CD	SALE PRICE				
1513/2051		4/29/2024		WD	U	I	36	125,000				
GRANTOR: ALLISON LAURENCE P												
GRANTEE: SMITH DEAN												
1316/2648		6/15/2024		WD	U	I	30	100				
GRANTOR: ELIZABETH M GLASS												
GRANTEE: ELIZABETH M GLASS &												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W60 S19 S8 E40 E20 N27 \$												
UDG=[ORIG=0,-30] N4 N32 W32 S36 E32 \$												
USP=[ORIG=0,-34] E16 N16 W16 S16 \$												
UOP=[ORIG=-20,27] S6 E16 N6 W16 \$												
UOP=[ORIG=-60,19] W8 S8 E8 N8 \$												
PTR=[ORIG=0,0] N30 S30 \$												