COMM SE COR OF NE1/4 OF SE1/4, W
POB, CONT W 279.82 FT, N 466.24
S 466.51 FT TO POB.

MAXWELL BILLY J
971 NW JOSEPHINE ST
LAKE CITY, FL 32055

2025

31-2S-17-04814-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

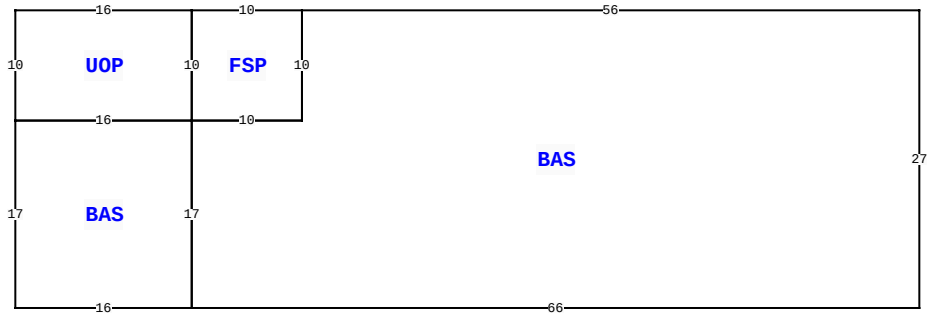
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 03
NEIGHBORHOOD/LOC	31217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	272	100		272	7,696
BAS	1,682	100		1,682	47,594
FSP	100	40		40	1,132
UOP	160	25		40	1,132
TOTALS	2,214			2,034	57,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,034	117.9000	70.74	143,885	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1954 HX Base Yr 1997



971 NW JOSEPHINE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		57,554
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		87,454
SOH/AGL Deduction		31,825
ASSESSED VALUE		55,629
TOTAL EXEMPTION VALUE	HX HB WX SX VX	55,629
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		87,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047990	Mobile Home		08/25/2023
15298	M H	125	03/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/2282	4/11/2025	QC	U	I	11	100
GRANTOR: MAXWELL BILLY J						
GRANTEE: MAXWELL BILLY J						
1494/1675	7/12/2023	WD	U	V	11	100
GRANTOR: WARREN LISA						
GRANTEE: MAXWELL BILLY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 FSP= W10 S10 E10 N10$ S10 W10 UOP= N10 W16 S10 E16$
BAS= W16 S17 E16 N17$ S17 E66 N27$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1975	1975	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	3.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	21,000							

REVIEW DATE 10/05/2023 BY RP Total Acres: 3.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 08/22/2025 BY SYS