COMM NE COR OF SE1/4, S 420.11 F
204.34 FT, W 220.09 FT, N 183.09
TO POB.

BRIGHT SHELBY
784 SW THOMAS TER
LAKE CITY, FL 32024

2026

31-3S-16-02419-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

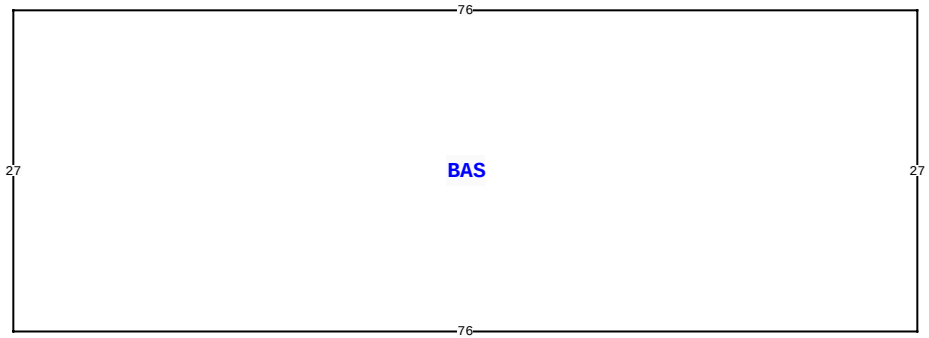
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	31316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	225,799
TOTALS	2,052			2,052	225,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,052	117.0000	115.83	237,683	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2022 Heated Area: 2052 HX Base Yr 2022



784 SW THOMAS TER, 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		225,799
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		15,150
TOTAL MARKET VALUE		248,749
SOH/AGL Deduction		56,713
ASSESSED VALUE		192,036
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,314
TOTAL JUST VALUE		248,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042852	Mobile Home		09/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/1585	4/20/2021	QC	U	V	11	100

GRANTOR:
GRANTEE: BRIGHT SHELBY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=25,19] E76 S27 W76 N27 $
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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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	1.01	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,150							

REVIEW DATE 07/17/2023 BY KS Total Acres: 1.01 Total Land Value: 15,150 Market: 0 Agricultural: 0 Common: 15,150 PRINTED 10/09/2025 BY SYS