LOT 7 VELLEE S/D.

AG 1012-98, WD 1091-2172, AG 109

PERRY DENVER/JOHNSON LEXIE
8106 SW STATE ROAD 247
LAKE CITY, FL 32024

2026

31-4S-16-03252-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

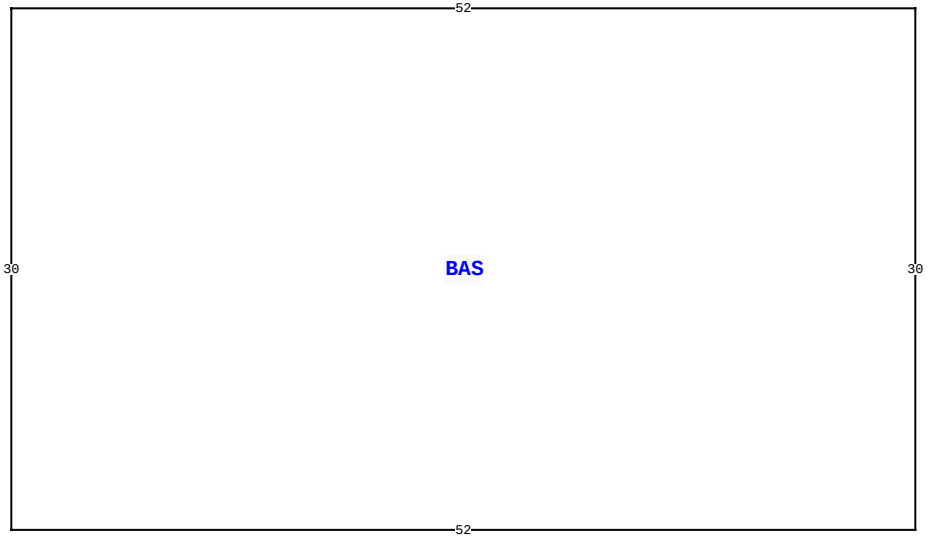
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	31416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	125,856
TOTALS	1,560			1,560	125,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,560	114.4000	93.81	146,344	2018	2018	0	0	0	14.00	86.00

2 MANUF 1 0% - 2025 Heated Area: 1560 HX Base Yr



8106 SW STATE ROAD 247 , 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	125,856
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	189,856
SOH/AGL Deduction	0
ASSESSED VALUE	189,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,856
TOTAL JUST VALUE	189,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37486	M H	375	11/28/2018
25039	M H	275	09/28/2006
21748	M H	357	04/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/2461	5/28/2024	WD	Q	I	01	200,000
GRANTOR: CAUDLE LOARN L JR						
GRANTEE: PERRY DENVER						
1397/2009	10/29/2019	WD	Q	I	01	155,000
GRANTOR: BLOW RYDERWOOD LLC						
GRANTEE: LOARN L JR & PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 N30$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/06/2024 BY TP Total Acres: 5.07 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS