BEG INTERS E LINE OF SW1/4 & SE
RUN SW ALONG R/W 182.63 FT, SE 1
E LINE OF SW1/4, N 234.01 FT TO

MOBLEY JUANITA N
7891 SW SR 247
LAKE CITY, FL 32024

2026

31-4S-16-03260-000

BUILDING CHARACTERISTICS

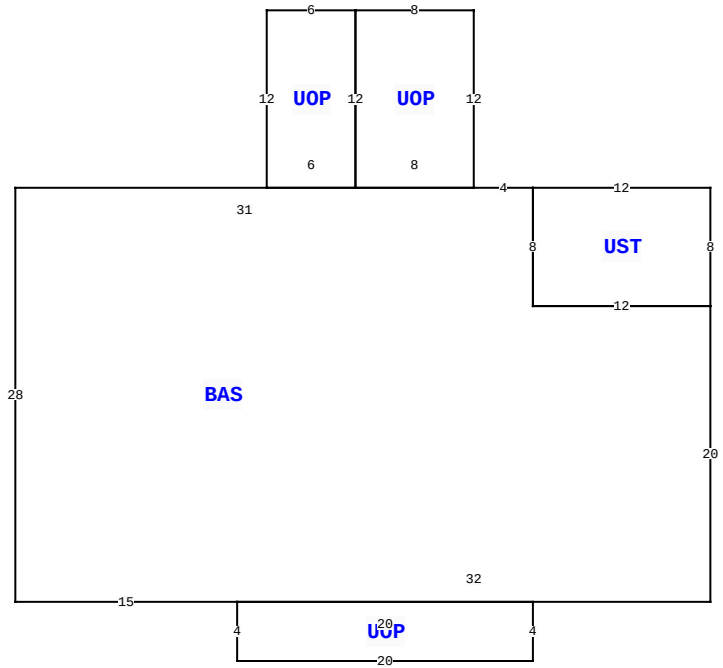
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,220	100		1,220	95,763
UOP	72	20		14	1,099
UOP	80	20		16	1,256
UOP	96	20		19	1,491
UST	96	45		43	3,375
TOTALS	1,564			1,312	102,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,312	107.8200	120.76	158,437	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1220 HX Base Yr 2022



7891 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/04/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,984
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		4,340
TOTAL MARKET VALUE		108,024
SOH/AGL Deduction		16,545
ASSESSED VALUE		91,479
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,757
TOTAL JUST VALUE		108,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1440/749	6/14/2021	WD	U	I	11	100
GRANTOR: MURRAY CHARLES						
GRANTEE: MOBLEY JUANTIA N						
1429/847	12/17/2020	WD	U	I	37	65,000
GRANTOR: HILL DONALD						
GRANTEE: MURRAY CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N12 W8 UOP= W6 S12 E6 N12$ S12 E8$ W 31 S28 E15
UOP= S4 E20 N4 W20$ E32 N20 UST= N8W12 S8 E12$ W12N8$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 700

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	0100	C	SFR	100		A-1	0.00	0.00	0.31	AC		1.00	1.00	1.00	14,000.00	14,000.00	4,340							

REVIEW DATE 07/24/2019 BY KR Total Acres: 0.31 Total Land Value: 4,340 Market: 0 Agricultural: 0 Common: 4,340 PRINTED 11/18/2025 BY SYS