LOT 3 PINE HAVEN S/D.
803-1574, 854-626, 903-2016, 924

YATES TIMOTHY P/YATES JANNIE N
235 SW GRAPE ST
LAKE CITY, FL 32024

2026

31-5S-16-03744-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

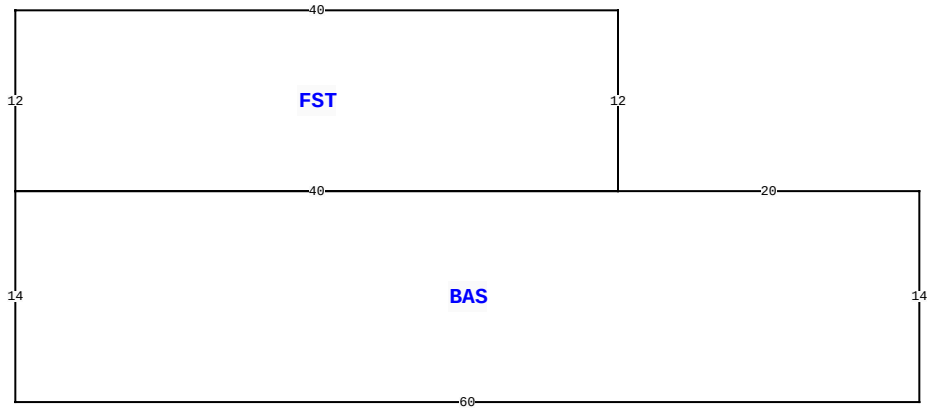
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	19,737
FST	480	55		264	6,203
TOTALS	1,320			1,104	25,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,104	97.9000	58.74	64,849	1985	1985	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



235 SW GRAPE ST, 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	25,940
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	89,940
SOH/AGL Deduction	22,727
ASSESSED VALUE	67,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,213
TOTAL JUST VALUE	89,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19255	RECONNECT	50	02/21/2002
15150	M H	125	03/01/1999
12623	M H	125	06/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/2720	2/20/2019	WD	U	V	34	45,900
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: TIMOTHY P & JANNIE						
0932/1788	7/20/2001	QC	Q	V	01	100
GRANTOR: CHRISTOPHER & ERICA C						
GRANTEE: DEAS-BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FST= N12 W40 S12 E40$ W40 S14 E60 N14$.

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	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	700	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	700	

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 11/20/2019 BY BC Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/21/2025 BY SYS