LOT 13 PINE HAVEN S/D.
ORB 803-1574, 850-752, 872-2525,

BASSAIL ORCLBIS SOSA
802 SW GRAPE ST
LAKE CITY, FL 32024

2026

31-5S-16-03744-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

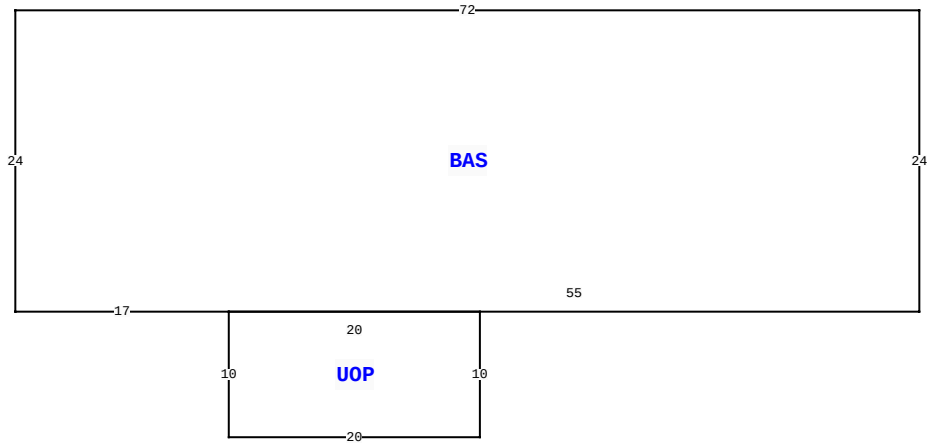
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
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	1,728	100		1,728	48,066
UOP	200	25		50	1,391
TOTALS	1,928			1,778	49,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,778	115.9000	69.54	123,642	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1728 HX Base Yr



802 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	49,457
TOTAL MARKET OB/XF VALUE	12,400
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	74,187
SOH/AGL Deduction	13,064
ASSESSED VALUE	61,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,123
TOTAL JUST VALUE	116,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,857

PRMT:1:1: LOT 13/CHINELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24313	M H	402	03/28/2006
12125	M H	125	02/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/528	3/10/2025	QC	U	I	11	100
GRANTOR: HERRERA JOSE RAMON SO						
GRANTEE: BASSAIL ORCLBIS SOS						
1193/0111	4/09/2010	WD	U	I	12	45,000
GRANTOR: FANNIE MAE (AKA FEDER						
GRANTEE: JOSE RAMON SOSA HER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S24 E17 UOP= S10 E20 N10 W20$ E55 N24$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,400

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	0.20	LT		1.00	1.00	1.00	55,000.00	55,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.75	AC		1.00	1.00	1.00	280.00	280.00	1,330							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	0.80	LT		1.00	1.00	1.00	55,000.00	55,000.00	44,000							

REVIEW DATE 11/21/2019 BY BC Total Acres: 5.75 Total Land Value: 12,330 Market: 44,000 Agricultural: 1,330 Common: 11,000 PRINTED 11/24/2025 BY SYS