LOT 23 PINE HAVEN S/D.
803-1574, CD 850-279, 922-1505,

YNCLAN TRACY A
352 SW GRAPE ST
LAKE CITY, FL 32024

2026

31-5S-16-03744-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
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

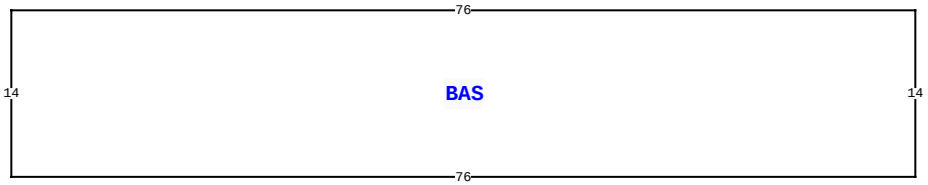
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	51,105
TOTALS	1,064			1,064	51,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,064	92.9000	87.33	92,919	1990	1990	0	0	0	45.00	55.00

1 MANUF 1 100% - 2002 Heated Area: 1064 HX Base Yr 2002



352 SW GRAPE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		51,105
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		148,505
SOH/AGL Deduction		92,522
ASSESSED VALUE		55,983
TOTAL EXEMPTION VALUE	HX HB	30,983
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		148,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12838	M H	125	07/31/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0922/1505	3/09/2001	WD	Q	I		57,500
GRANTOR: YVONNE & MICHAEL MCCL						
GRANTEE: TRACY YNCLAN						
0922/1504	3/09/2001	WD	Q	V	01	100
GRANTOR: DEAS-BULLARD						
GRANTEE: MCCLURE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 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	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	50,000.00	45,000.00	90,000							

REVIEW DATE 01/29/2020 BY BC Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/24/2025 BY SYS