(AKA LOT 11 PINE FOREST UNREC).
COMM SW COR OF SE1/4 OF SE1/4,
RUN E 715.15 FT, N 11 DEG W

CRAMER JOHN L/CRAMER LORENE K
261 SW BUCCANEER GLN
LAKE CITY, FL 32024

2026

31-5S-16-03744-411

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

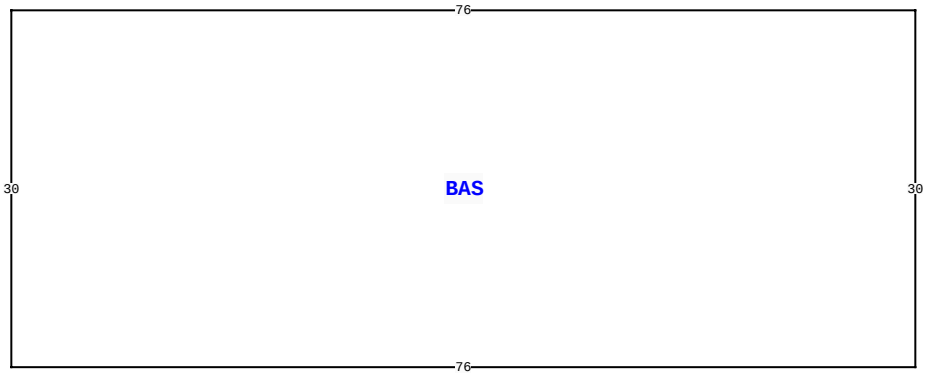
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	20,981
TOTALS	2,280			2,280	20,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,280	76.6800	46.01	104,903	2001	2001	0	0	60	60.00	20.00

1 MOBILE HME 100% - 2015 Heated Area: 2280 HX Base Yr 2015



261 SW BUCCANEER GLN, 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		20,981
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		80,080
TOTAL MARKET VALUE		109,761
SOH/AGL Deduction		43,379
ASSESSED VALUE		66,382
TOTAL EXEMPTION VALUE	HX HB	41,382
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/1466	7/10/2019	QC	U	I	11	100
GRANTOR: JOHN L & LORENE K CRA						
GRANTEE: JOHN L & LORENE K C						
1270/1747	2/24/2014	WD	U	I	12	38,900
GRANTOR: BANK OF AMERICA N A						
GRANTEE: JOHN L & LORENE K C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
3	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 8,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,080							

REVIEW DATE 02/03/2020 BY BC Total Acres: 10.01 Total Land Value: 80,080 Market: 0 Agricultural: 0 Common: 80,080 PRINTED 11/18/2025 BY SYS