COMM NW COR OF SEC, RUN E 1036.3
CONT E 336.60 FT, S 1284.38 FT,
1288.14 FT TO POB.

OSBORN BRIAN J
313 SW LARRYANNS GLN
LAKE CITY, FL 32024

2026

32-3S-16-02422-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

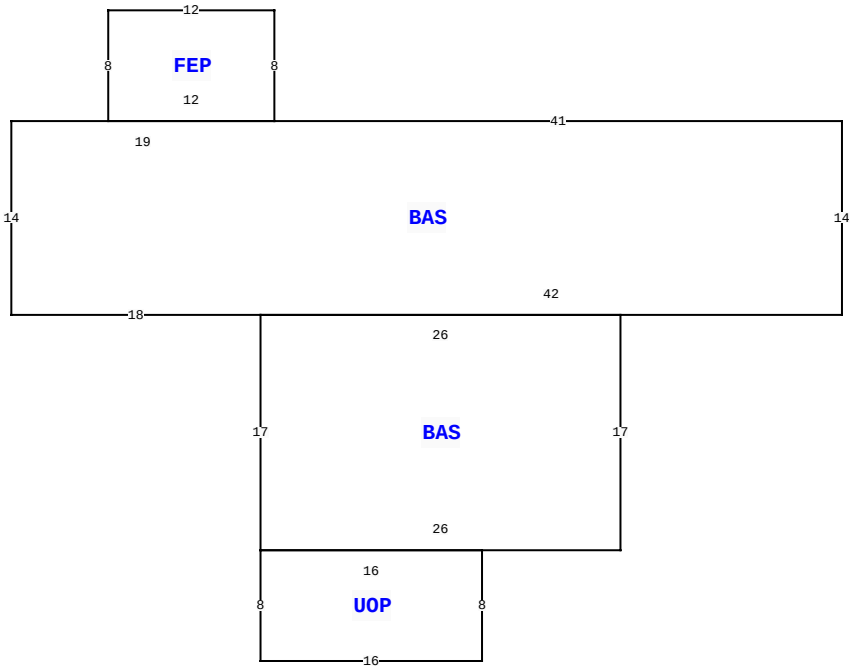
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	442	100		442	5,987
BAS	840	100		840	11,378
FEP	96	85		82	1,111
UOP	128	25		32	434
TOTALS	1,506			1,396	18,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,396	75.2490	45.15	63,029	1986	1986	0	0	10	60.00	30.00

1 MOBILE HME 100% - 2009 Heated Area: 1282 HX Base Yr 2009



313 SW LARRYANNS 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		18,909
TOTAL MARKET OB/XF VALUE		12,650
TOTAL LAND VALUE - MARKET		66,375
TOTAL MARKET VALUE		97,934
SOH/AGL Deduction		45,784
ASSESSED VALUE		52,150
TOTAL EXEMPTION VALUE	HX HB	27,150
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		97,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,934

XFOB:1:1: BEAC M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0933/2158	8/22/2001	WD	Q	I		50,000
GRANTOR: KATHY LEVEROCK LARNEY						
GRANTEE: BRIAN OSBORN						
0835/1416	2/24/1997	QC	Q	I	03	12,000
GRANTOR: GILBERT LEVEROCK						
GRANTEE: KATY LEVEROCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FEP= N8 W12 S8 E12$ W19 S14 E18 BAS= S17 UOP= S8 E16 N8 W16$ E26N17 W26$ E42 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	0040	BARN,POLE	0	100	20	50	1.00	UT	1,600.00	1,600.00	75	1993	1993	3	75	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0040	BARN,POLE	0	100	36	60	2,160.00	UT	2.50	2.50	75	2014	2014	3	75	4,050	
4	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 12,650

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	6.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	58,500							
2	9600	C	WASTELAND	100		00	0.00	0.00	3.50	AC		1.00	1.00	0.25	9,000.00	2,250.00	7,875							

REVIEW DATE 06/23/2023 BY KS Total Acres: 10.00 Total Land Value: 66,375 Market: 0 Agricultural: 0 Common: 66,375 PRINTED 10/03/2025 BY SYS