S1/2 OF E 15 AC OF NE1/4 OF NW1/
413-577, 413-571, 684-722, DC 15

HALL CRAIG RANDALL/HALL LARRY FRANCIS
611 CANNON CREEK DR
LAKE CITY, FL 32024

2026

33-2S-16-01816-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

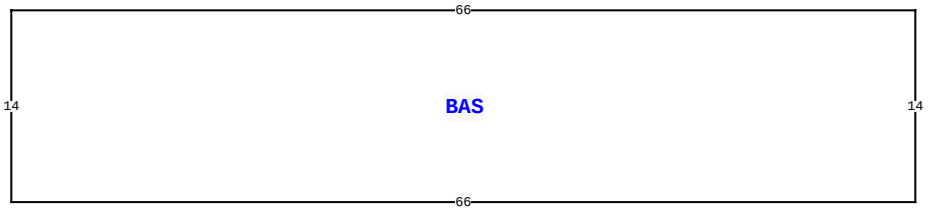
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	18,543
TOTALS	924			924	18,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	83.6100	50.17	46,357	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



541 NW PROCTOR GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	18,543
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	48,750
TOTAL MARKET VALUE	74,393
SOH/AGL Deduction	17,811
ASSESSED VALUE	56,582
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,582
TOTAL JUST VALUE	74,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,393

XFOB:1:1: SHOW MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/1596	7/16/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WRIGH						
GRANTEE: WRIGHT DAVID RAY						
1544/1610	7/11/2025	WD	Q	I	01	75,000
GRANTOR: WRIGHT DAVID RAY						
GRANTEE: HALL CRAIG RANDALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0102	C	SFR/MH	0		A-1	0.00	0.00	7.50	AC		1.00	1.00	1.00	6,500.00	6,500.00	48,750							

REVIEW DATE 04/11/2018 BY JR Total Acres: 7.50 Total Land Value: 48,750 Market: 0 Agricultural: 0 Common: 48,750 PRINTED 10/03/2025 BY SYS