LOT 9 BLOCK 7 MORNINGSIDE HEIGHT
577-839, 651-437, 772-2165, WD 1

SPEARS GREG/DURDEN BRITTANY
5770 SE 75TH TRAIL
OKEECHOBEE, FL 34974

2025

33-3S-17-06425-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

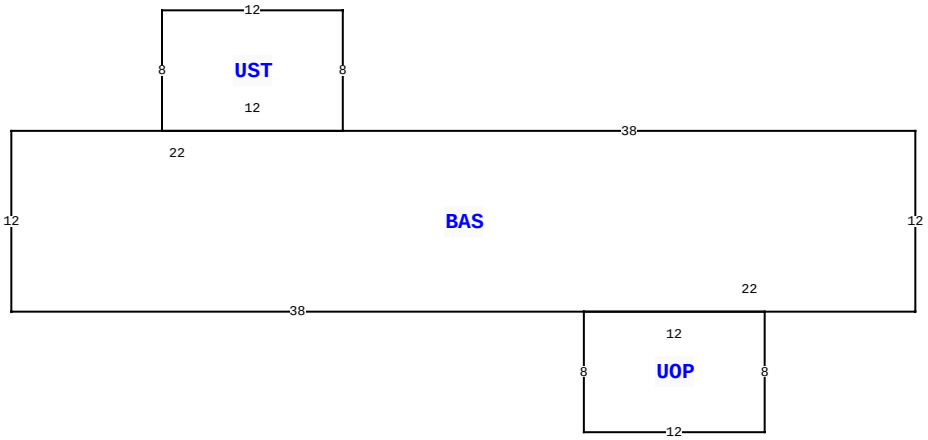
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition		N/A 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	10,003
UOP	96	25		24	333
UST	96	45		43	597
TOTALS	912			787	10,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	787	77.1885	46.31	36,446	1977	1977	10	0	0	60.00	30.00

1 MOBILE HME 0% - 2025 Heated Area: 720 HX Base Yr



266 SE MARGARET DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	10,934
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,375
TOTAL MARKET VALUE	15,309
SOH/AGL Deduction	0
ASSESSED VALUE	15,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,309
TOTAL JUST VALUE	15,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1524/2136	10/04/2024	QC	U	I	11	100
GRANTOR: SPEARS GREG						
GRANTEE: SPEARS GREG						
1455/2302	12/29/2021	QC	P	I	98	100
GRANTOR: SPEARS GREG						
GRANTEE: ESTATE OF GREG SPEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UST= N8 W12 S8 E12$ W22 S12 E38 UOP= S8E12 N8 W12$ E22 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF/MH	70.00	125.00	8,750.00	SF		1.00	1.00	1.00	0.50	0.50	4,375							

REVIEW DATE 01/04/2016 BY DF Total Acres: 0.20 Total Land Value: 4,375 Market: 0 Agricultural: 0 Common: 4,375 PRINTED 08/15/2025 BY SYS