

LOT 7 BLOCK A WEST LAKE CITY HIL
451-579, LE 770-919, DC 1134-234

TAYLOR DUSTIN LLOYD
3731 SW SALEM RD
LAKE CITY, FL 32024-1984

2026

34-3S-16-02504-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 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		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	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	34316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,738
FOP	24	35		8	180
UOP	120	25		30	673

TOTALS	1,068			962	21,591
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	10	20	200.00	UT	4.00
2	0294	SHED WOOD/	0	0	10	10	100.00	UT	2.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0252	LEAN-TO W/	0	0	10	20	200.00	UT	2.00
5	0070	CARPORT UF	0	0	13	20	260.00	UT	2.50
6	0120	CLFENCE 4	0	0	0	0	120.00	UT	7.50
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	0		RSF/MH	29.00	317.00	1.00

REVIEW DATE	05/31/2023	BY	KS
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	962	93.5100	56.11	53,978	1981	1981	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													
691 NW LAKE CITY AVE, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU													

L N	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	10	20	200.00	UT	4.00	4.00	100	0	0	3	100	800	
2	0294	SHED WOOD/	0	0	10	10	100.00	UT	2.00	2.00	100	0	0	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	10	20	200.00	UT	2.00	2.00	50	1993	1993	3	50	200	
5	0070	CARPORT UF	0	0	13	20	260.00	UT	2.50	2.50	100	2007	2007	3	100	650	
6	0120	CLFENCE 4	0	0	0	0	120.00	UT	7.50	7.50	100	2007	2007	3	100	900	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

TOTAL OB/XF													
9,800													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0102	C	SFR/MH	0		RSF/MH	29.00	317.00	1.00	LT		1.00	1.00

Total Acres:	0.94	Total Land Value:	18,500	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE					21,591							
TOTAL MARKET OB/XF VALUE					9,800							
TOTAL LAND VALUE - MARKET					18,500							
TOTAL MARKET VALUE					49,891							
SOH/AGL Deduction					6,021							
ASSESSED VALUE					43,870							
TOTAL EXEMPTION VALUE					0							
BASE TAXABLE VALUE					43,870							
TOTAL JUST VALUE					49,891							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					49,891							
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1552/2202		10/28/2025		WD	U	I	11	100				
GRANTOR: TAYLOR RICHARD T												
GRANTEE: TAYLOR DUSTIN LLOYD												
1359/1793		5/07/2018		WD	U	I	30	25,000				
GRANTOR: FAYE TAYLOR												
GRANTEE: RICHARD T TAYLOR												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W31 UOP= N10 W12 S10 E12\$ W35 S14 E47 FOP= S4 E6 N4 W6\$ E19 N14\$.												