LOT 31 EASTSIDE VILLAGE S/D.
674-103, 916-1764, WD 922-1978,

NEYLON FRANCES X/NEYLON MARGARET T
120 SE BECKY TER
LAKE CITY, FL 32025

2025

34-3S-17-07018-131

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

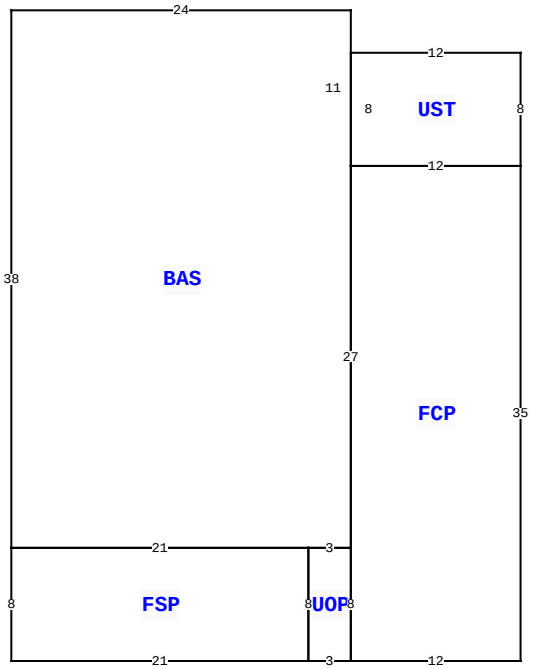
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	01	MINIMUM 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100		912	45,530
FCP	420	25		105	5,242
FSP	168	40		67	3,345
UOP	24	25		6	300
UST	96	45		43	2,147
TOTALS	1,620			1,133	56,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,133	110.7000	90.77	102,842	1988	2005	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2024 Heated Area: 912 HX Base Yr 2024



120 SE BECKY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		56,563
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		79,363
SOH/AGL Deduction		2,668
ASSESSED VALUE		76,695
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,973
TOTAL JUST VALUE		79,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1494/2638	6/29/2023	LE	U	I	11	100
GRANTOR: NEYLON FRANCES X (LIF						
GRANTEE: THE NEYON REVOCABLE						
1482/407	12/29/2022	WD	Q	I	01	80,000
GRANTOR: HIMMELHEBER MARGARET						
GRANTEE: NEYLON FRANCES X						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S38 FSP= S8 E21 N8 W21$ E21 UOP= S8 E3 N8 W3$ E3FCP= S8 E12 N35 W12 S27$ N27 UST= E12 N8 W12 S8 $ N11$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/17/2023 BY ME Total Acres: 0.15 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/06/2025 BY SYS