

COMM 1891.13 FT N OF SW COR OF
SEC, RUN E 440 FT FOR POB, RUN
N 165 FT, E 424.70 FT, S 165

DODSON DENISE L
188 SW AL JERNON CT
LAKE CITY, FL 32024

2026

34-4S-16-03274-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
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	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	34416.020 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100		1,756	43,205
FOP	24	35		8	197
FOP	162	35		57	1,402
FOP	208	35		73	1,796

TOTALS	2,150			1,894	46,600
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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	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00
5	0296	SHED METAL	0	0	20	12	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	0200	C	MBL HM	0		00	0.00	0.00	1.00

REVIEW DATE 07/24/2019 BY BC

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,894	102.5100	61.51	116,500	1997	1997	0	0	0	60.00	40.00	
2 MOBILE HME 0% - 0 Heated Area: 1756 HX Base Yr													

186 SW AL JERNON CT, LAKE CITY	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
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	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
5	0296	SHED METAL	0	0	20	12	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	

TOTAL OB/XF													8,850		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	00	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00				

Total Acres: 1.60 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3 Tax Dist:			
BUILDING MARKET VALUE		46,600			
TOTAL MARKET OB/XF VALUE		8,850			
TOTAL LAND VALUE - MARKET		28,000			
TOTAL MARKET VALUE		83,450			
SOH/AGL Deduction		4,971			
ASSESSED VALUE		78,479			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		78,479			
TOTAL JUST VALUE		83,450			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		83,450			

BLDG:1:1: WOOD M H			
XFOB:1:1: WOOD M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
25586	M H	431	03/02/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1283/1770	1/23/2014	WD U	I	I	12	42,000	
GRANTOR: FLORIDA CREDIT UNION							
GRANTEE: DENISE L DODSON							
1269/0733	1/22/2014	CT U	I	I	18	100	
GRANTOR: CLERK OF COURT (STEIN							
GRANTEE: FLORIDA CREDIT UNIO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W16 FOP= N9 W18 S9 E18\$ W33 FOP= N4 W6 S4 E6\$ W19 S27 E36 FOP= S8 E16N13 W16 S5\$ N5 E16 S5 E16 N27\$.									