

BEG SE COR OF NW1/4 OF NW1/4, RU
N 599.69 FT, E 227.25 FT, S 300.
FT TO POB.

FORD CECILIA QUINN/MCMULLEN ROBERT LARRY II
102 SW BOZEMAN CT
LAKE CITY, FL 32024

2026

35-3S-15-00296-002



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	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 35315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	405	100		405	11,071
BAS	1,755	100		1,755	47,975
FCP	312	25		78	2,132
FSP	108	40		43	1,176
FSP	468	40		187	5,112
FSP	480	40		192	5,248
UCP	504	20		101	2,761
UOP	72	25		18	492
UOP	120	25		30	820

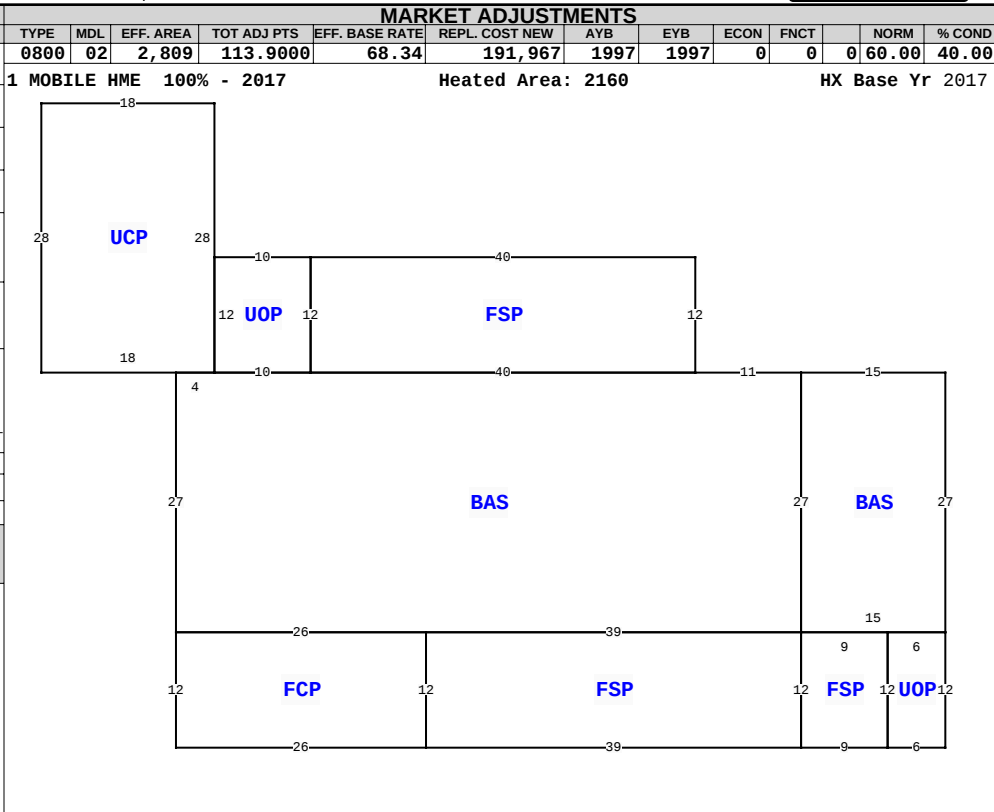
TOTALS 4,224 2,809 76,787

EXTRA FEATURES

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	620.00	UT	6.00	6.00	100	2005	2005	3	100	3,720	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
7	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	3.48	AC		1.00	1.00	1.00	7,500.00	7,500.00	26,100							



102 SW BOZEMAN CT, LAKE CITY

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

TOTAL OB/XF 13,120

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						76,787						
TOTAL MARKET OB/XF VALUE						13,120						
TOTAL LAND VALUE - MARKET						26,100						
TOTAL MARKET VALUE						116,007						
SOH/AGL Deduction						27,738						
ASSESSED VALUE						88,269						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						37,547						
TOTAL JUST VALUE						116,007						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						116,007						