

LOT 18 ALEXANDRA HEIGHTS S/D.
PB 882-1252, 893-101,102, 893-20

MCCALLUM NAURA
203 NE DEW DROP PL
LAKE CITY, FL 32055

2026

35-3S-17-07363-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		06
NEIGHBORHOOD/LOC	35317.010	1.00/

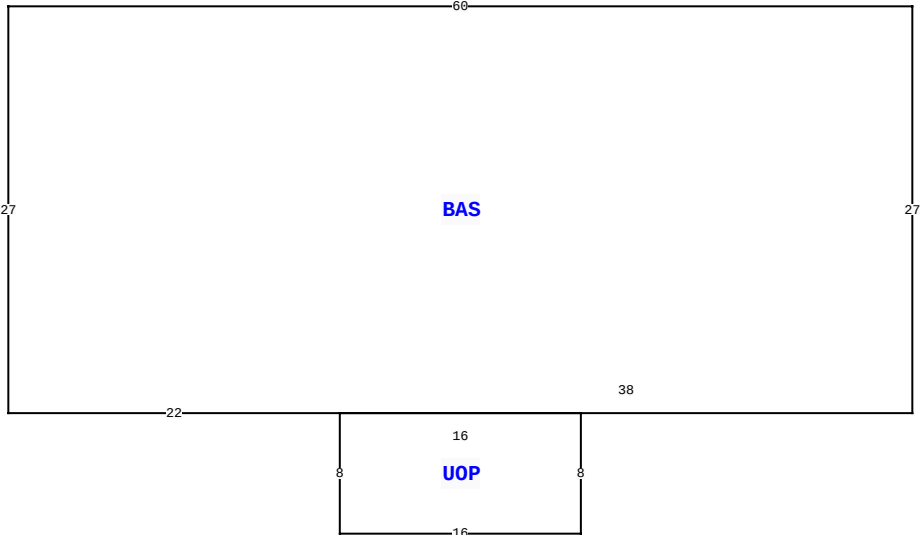
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	98,750
UOP	128	25		32	1,951

TOTALS	1,748			1,652	100,700
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00

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	100			0.00	0.00	43,380.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,652	117.9000	110.83	183,091	2000	2000		0	0	45.00	55.00	
1 MANUF 1			100% - 2002	Heated Area: 1620				HX Base Yr 2002					



203 NE DEW DROP WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 2												Tax Dist:	
BUILDING MARKET VALUE												100,700	
TOTAL MARKET OB/XF VALUE												8,300	
TOTAL LAND VALUE - MARKET												10,845	
TOTAL MARKET VALUE												119,845	
SOH/AGL Deduction												61,279	
ASSESSED VALUE												58,566	
TOTAL EXEMPTION VALUE												38,566	
BASE TAXABLE VALUE												20,000	
TOTAL JUST VALUE												119,845	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												119,845	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16445	M H	125	12/30/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0893/2052	12/17/1999	WD	Q	I		6,000	
GRANTOR: V MCCLARY							
GRANTEE: MCCALLUM							
0893/0101	11/24/1999	QC	Q	I	01	100	
GRANTOR: P PHILLIPS ETAL							
GRANTEE: V MCCLARY (ALSO 89							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W60 S27 E22 UOP= S8 E16 N8 W16\$ E38 N27\$.									