COMM NW COR OF S1/2 OF SW1/4 RUN
POB, CONT E 417.38 FT, S 528.08
N 528.08 FT TO POB & EX RD R/W D

BURKE AARON G/MCFARLAND KELLY L
925 SW BISHOP AVE
LAKE CITY, FL 32024

2026

35-4S-16-03298-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

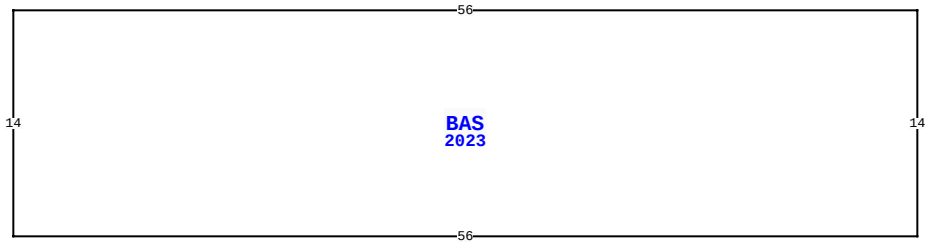
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	35416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2023	784	84,430
TOTALS	784			784	84,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	784	114.5000	113.36	88,874	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 0% - 2023 Heated Area: 784 HX Base Yr



925 SW BISHOP AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	84,430
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	39,510
TOTAL MARKET VALUE	130,940
SOH/AGL Deduction	0
ASSESSED VALUE	130,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,940
TOTAL JUST VALUE	130,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043671	Mobile Home		02/08/2022
20289	TR/TRAILER	75	01/03/2003
19678	TR/TRAILER	75	06/25/2002
13601	M H	125	02/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/1841	8/24/2021	PB	U	V	18	0
GRANTOR: BURKE GEARL DEWAYNE &						
GRANTEE: BURKE AARON G						
0717/0283	4/26/1990	WD	U	V		0
GRANTOR: DONALD CORBITT						
GRANTEE: GEARL BURKE						

BUILDING NOTES

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=24,15] E56 S14 W56 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		A-1	0.00	0.00	4.39	AC		1.00	1.00	1.00	9,000.00	9,000.00	39,510							

REVIEW DATE 04/01/2022 BY JB Total Acres: 4.39 Total Land Value: 39,510 Market: 0 Agricultural: 0 Common: 39,510 PRINTED 11/06/2025 BY SYS