COMM AT SW COR OF NE1/4 OF SEC R
CONT N 292.54 FT TO S R/W OF ALF
E ALONG R/W 571.23 FT, CONT SE 3

FRANEY ANITA L
1650 SE ALFRED MARKHAM ST
LAKE CITY, FL 32025

2026

35-4S-17-09031-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

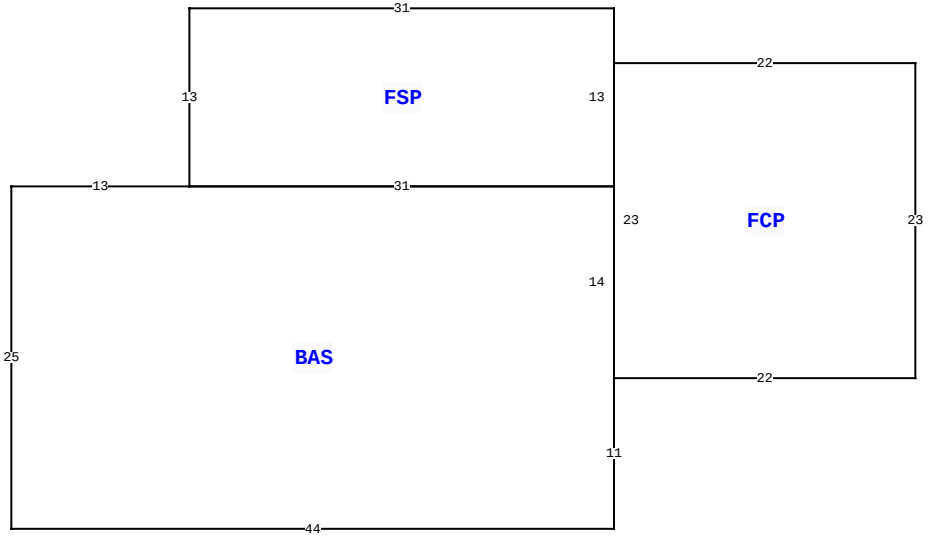
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	67,052
FCP	506	25		126	7,681
FSP	403	40		161	9,814
TOTALS	2,009			1,387	84,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,387	117.9000	110.83	153,721	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1100 HX Base Yr 2005



VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,547
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		13,125
TOTAL MARKET VALUE		106,072
SOH/AGL Deduction		47,507
ASSESSED VALUE		58,565
TOTAL EXEMPTION VALUE	HX HB SX WX	58,565
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		106,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1007/0524	2/13/2004	WD	Q	V	03	100

GRANTOR: FRANLEY
GRANTEE: FRANLEY

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S25 E44 N11 FCP= E22 N23 W22 S23$ N14 FSP= N13 W31 S13 E31$ W31$.

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	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	100	2005	2005	3	100	1,200	
2	0251	LEAN TO W/	0	100	10	20	200.00	UT	2.00	2.00	50	2005	2005	3	50	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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			0.00	0.00	0.75	AC		1.00	1.00	1.25	14,000.00	17,500.00	13,125							

REVIEW DATE 07/17/2017 BY DF Total Acres: 0.75 Total Land Value: 13,125 Market: 0 Agricultural: 0 Common: 13,125 PRINTED 11/18/2025 BY SYS