

LEBRUN WANDA LYNN/LEBRUN RICHARD PHILLIPPE
219 SE SEAWOLF WAY
HIGH SPRINGS, FL 32643

35-6S-17-09860-007

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1											
CONSTRUCTION										VALUATION SUMMARY										3																					
Exterior Wall	31	VINYL SID 100								0800	02	2,052		117.9000		70.74		145,158		1997		1997		0		0		0 60.00		40.00		VALUATION BY					STANDARD				
Roof Structur	03	GABLE/HIP 100								1 MOBILE HME 100% - 2014										Heated Area: 2052										HX Base Yr 2014											
Roof Cover	14	PREFIN MT 100								76 27 BAS 27 76																															
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 Units	01	CONV 100 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		35617.010			1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	2,052	100		2,052	58,063																																				
TOTALS		2,052			2,052	58,063																																			
EXTRA FEATURES										219 SE SEAWOLF WAY, HIGH SPRINGS										BLD DATE				LGL DATE		05/15/2024		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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200																									
2	0294	SHED WOOD/	0	100	24	24	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,500																									
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,400																									
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																									
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600																									
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600																									
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600																									
8	0265	PRCH,UEP	0	100	12	30	360.00	UT	25.00	25.00	100	2013	2013	3	100	9,000																									
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400																									
LAND DESCRIPTION										TOTAL OB/XF										23,300																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	T	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			00	0.00	0.00	1.00	LT			1.00	1.00	1.50	40,000.00	60,000.00	60,000																						
2	0000	C	VAC RES	100			00	0.00	0.00	1.00	LT			1.00	1.00	1.00	40,000.00	40,000.00	40,000																						