COMM SE COR OF SW1/4 OF SW1/4, R TO E R/W OF CO RD, NW ALONG R/W 864.39 FT FOR

STEELE JAMES JOSHUA JR/STEELE KATHRYN ANNETTE
1161 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2026

36-2S-15-00119-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

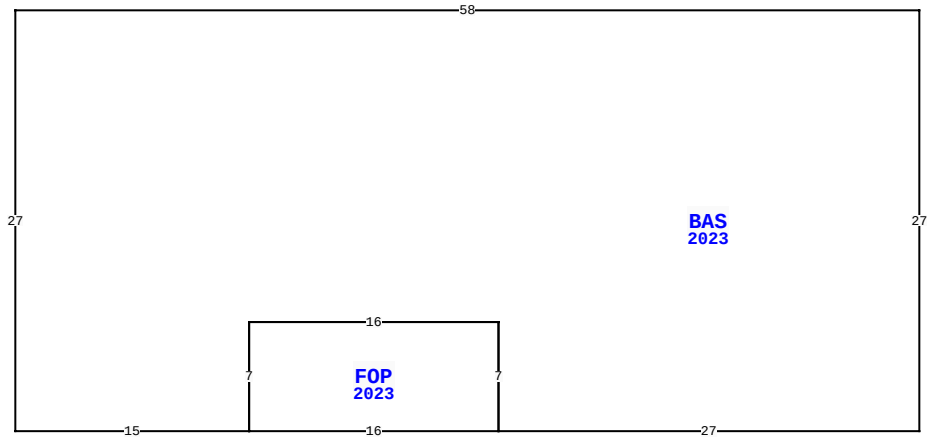
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	36215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100	2023	1,454	40,828
FOP	112	35	2023	39	1,095
TOTALS	1,566			1,493	41,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,493	117.0000	70.20	104,809	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1454 HX Base Yr 2023



1161 NW LOWER SPRINGS RD, 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		41,924
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		53,570
TOTAL MARKET VALUE		104,294
SOH/AGL Deduction		18,784
ASSESSED VALUE		85,510
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		29,788
TOTAL JUST VALUE		104,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38390	M H	479	07/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/0805	8/21/2016	WD	U	V	30	100
GRANTOR: JARROD W & DAWNIELLE						
GRANTEE: JAMES JOSHUA JR & K						
1309/0482	2/05/2016	WD	U	V	11	100
GRANTOR: JAMES JOSHUA JR & KAT						
GRANTEE: JARROD W & DAWNILLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,11] W58 S27 E15 N7 E16 S7 E27 N27 $
FOP=[YR=2023;ORIG=73,31] W16 S7 E16 N7 $
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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	0258	PATIO	0	100	8	90	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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		00	0.00	0.00	4.87	AC		1.00	1.00	1.00	11,000.00	11,000.00	53,570							

REVIEW DATE 12/21/2022 BY RP Total Acres: 4.87 Total Land Value: 53,570 Market: 0 Agricultural: 0 Common: 53,570 PRINTED 11/07/2025 BY SYS