COMM SW COR OF SE1/4 OF SE1/4,
RUN N 465.73 FT, E 624.30 FT
FOR POB, RUN N 320.86 FT, E

MCFATTER TRAVIS C
285 NW OUTLAW COUNTRY GLN
LAKE CITY, FL 32055

**2026**

**36-2S-16-01895-002**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

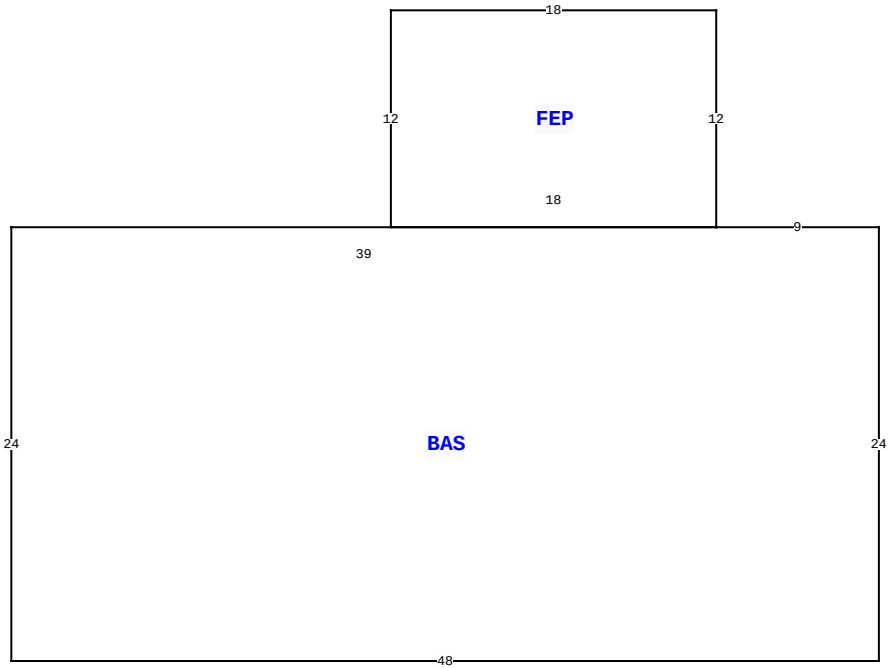
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 02 | MIN PLYWD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 36216.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,152 | 100 | | 1,152 | 12,939 |
| FEP | 216 | 85 | | 184 | 2,067 |
| TOTALS | 1,368 | | | 1,336 | 15,006 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,336 | 46.8000 | 28.08 | 37,515 | 1999 | 1999 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr




329 NW OUTLAW COUNTRY GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 15,006 |
| TOTAL MARKET OB/XF VALUE | 7,200 |
| TOTAL LAND VALUE - MARKET | 26,475 |
| TOTAL MARKET VALUE | 48,681 |
| SOH/AGL Deduction | 1,792 |
| ASSESSED VALUE | 46,889 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 46,889 |
| TOTAL JUST VALUE | 48,681 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 48,681 |

SALE:4:1: 3.35 ACRES PLUS M H
SALE:3:1: PROBATE #93-178-CP
SALE:2:1: FORECLOSURE
XFOB:1:1: MONT M H

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 15131 | M H | 125 | 02/24/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1187/1032 | 1/14/2010 | WD | Q | I | 01 | 63,500 |
| GRANTOR: J W THORNTON & PATRIC | | | | | | |
| GRANTEE: TRAVIS C MCFATTER | | | | | | |
| 0834/1932 | 2/05/1997 | WD | U | I | 11 | 14,600 |
| GRANTOR: FEDERAL NATIONAL MTG | | | | | | |
| GRANTEE: THORNTON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W9 FEP= N12 W18 S12 E18$ W39 S24 E48 N24$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1988 | 1988 | 3 | 100 | 200 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,200

| 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 | 3.53 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 26,475 | | | | | | | |

REVIEW DATE 05/03/2023 BY JB Total Acres: 3.53 Total Land Value: 26,475 Market: 0 Agricultural: 0 Common: 26,475 PRINTED 10/14/2025 BY SYS