COMM SW COR OF SW1/4, RUN N 36 D
TO A CONCR MONUM ON E R/W LINE O
RUN N 7 DG E ALONG R/W 118.82 FT

FRAZIER BREANNE M
255 SW WALTER AVE
LAKE CITY, FL 32024

2026

36-4S-16-03322-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	14	WD SHINGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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
Quality	05	05

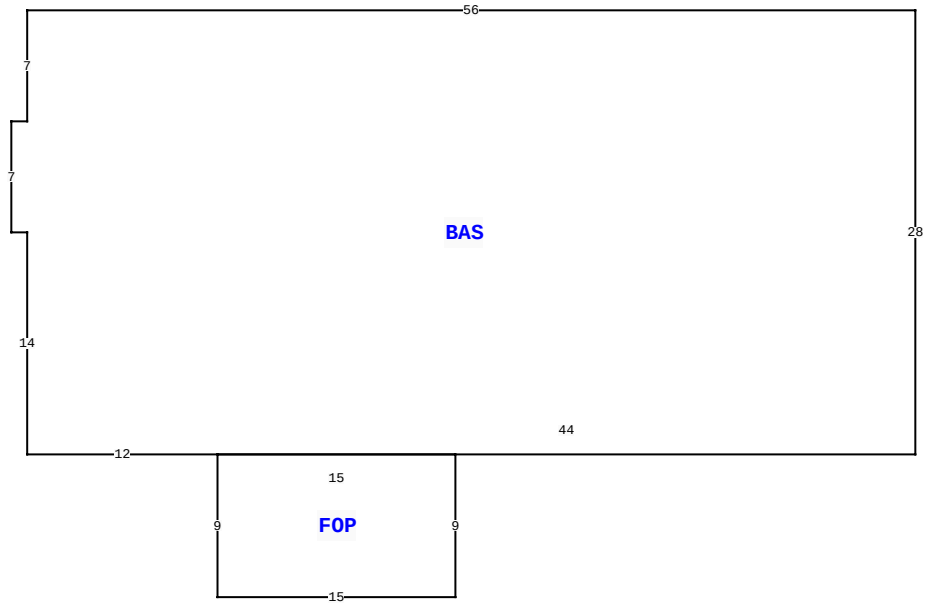
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 36416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100		1,575	153,908
FOP	135	35		47	4,593
TOTALS	1,710			1,622	158,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,622	115.7000	119.17	193,294	2016	2016	0	0	0	18.00	82.00

2 MANUF 3 100% - 2021 Heated Area: 1575 HX Base Yr 2021



255 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		158,501
TOTAL MARKET OB/XF VALUE		9,950
TOTAL LAND VALUE - MARKET		9,675
TOTAL MARKET VALUE		178,126
SOH/AGL Deduction		41,132
ASSESSED VALUE		136,994
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,272
TOTAL JUST VALUE		178,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,992

SALE:2:1: OWNS THE ADJACENT PROP
PRMT:1:1: TRAVEL TRAILER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33774	M H	626	02/17/2016
12375	M H	125	04/07/1997
10277	PUMP/UTPOL	75	10/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/2102	12/18/2020	WD	Q	I	01	178,000
GRANTOR: MORRIS JONATHAN & ASH						
GRANTEE: FRAZIER BREANNE M						
1316/1782	3/29/2016	WD	U	V	11	100
GRANTOR: JESSICA RENDON & JON						
GRANTEE: JONATHAN & ASHLEY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S7 W1 S7 E1 S14 E12 FOP= S9 E15 N9 W15$ E44 N28$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
5	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	1,150.00	100	2021	2020		100	1,150	

LAND DESCRIPTION

TOTAL OB/XF 9,950

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		A-1	0.00	0.00	0.43	AC		1.00	1.00	1.50	15,000.00	22,500.00	9,675							

REVIEW DATE 08/06/2019 BY BC Total Acres: 0.43 Total Land Value: 9,675 Market: 0 Agricultural: 0 Common: 9,675 PRINTED 11/07/2025 BY SYS