S DIV PART OF LOTS 5 & 6 BLOCK F
S/D DESC AS: COMM SE COR OF W1/2
F SUNSHINE PARK S/D, W 54.56 FT

DANIEL CRAPPS FAMILY LLC
291 NW MAIN BLVD
LAKE CITY, FL 32055

**2027**

**00-00-00-13651-000**

## BUILDING CHARACTERISTICS

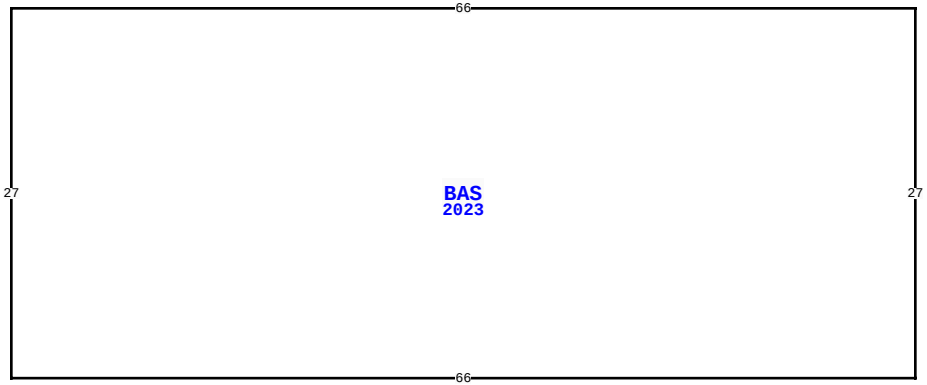
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 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 06 |
| NEIGHBORHOOD/LOC | 870317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,782 | 100 | 2023 | 1,782 | 130,343 |
| TOTALS | 1,782 | | | 1,782 | 130,343 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,782 | 121.0000 | 112.53 | 200,528 | 1993 | 2010 | 0 | 0 | 0 | 35.00 | 65.00 |

1 MANUF 1 0% - 2024 Heated Area: 1782 HX Base Yr




579 SE BAKER AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/12/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2023 | 2022 | | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 130,343 |
| TOTAL MARKET OB/XF VALUE | 1,200 |
| TOTAL LAND VALUE - MARKET | 10,676 |
| TOTAL MARKET VALUE | 142,219 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 142,219 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 142,219 |
| TOTAL JUST VALUE | 142,219 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 143,621 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2021-000005 | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1485/1493 | 2/24/2023 | WD | Q | I | 01 | 140,000 |
| GRANTOR: JERNIGAN BRITTNEE | | | | | | |
| GRANTEE: DANIEL CRAPPS FAMIL | | | | | | |
| 1457/441 | 1/12/2022 | QC | U | V | 11 | 100 |
| GRANTOR: SNIPES WILLIAM | | | | | | |
| GRANTEE: JERNIGAN BRITTNEE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,23] E66 S27 W66 N27 $
.

## LAND DESCRIPTION

TOTAL OB/XF 1,200

| 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 | | RSF-1 | 125.00 | 165.00 | 10,048.33 | SF | | 1.00 | 1.00 | 0.85 | 1.25 | 1.06 | 10,676 | | | | | | | |

REVIEW DATE 03/28/2023 BY ME Total Acres: 0.23 Total Land Value: 10,676 Market: 0 Agricultural: 0 Common: 10,676 PRINTED 11/17/2026 BY SYS