LOTS 49 & 50 FRANK THOMAS UNR S/
COMM AT NE COR OF NW1/4 OF NE1/4
FT FOR A POB, RUN S 766.21 FT, W

CLARK CARL EDWARD/CLARK DENISE JEAN
259 NE SPIVEY LN
LAKE CITY, FL 32055

2027

01-2S-17-04659-023

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 05

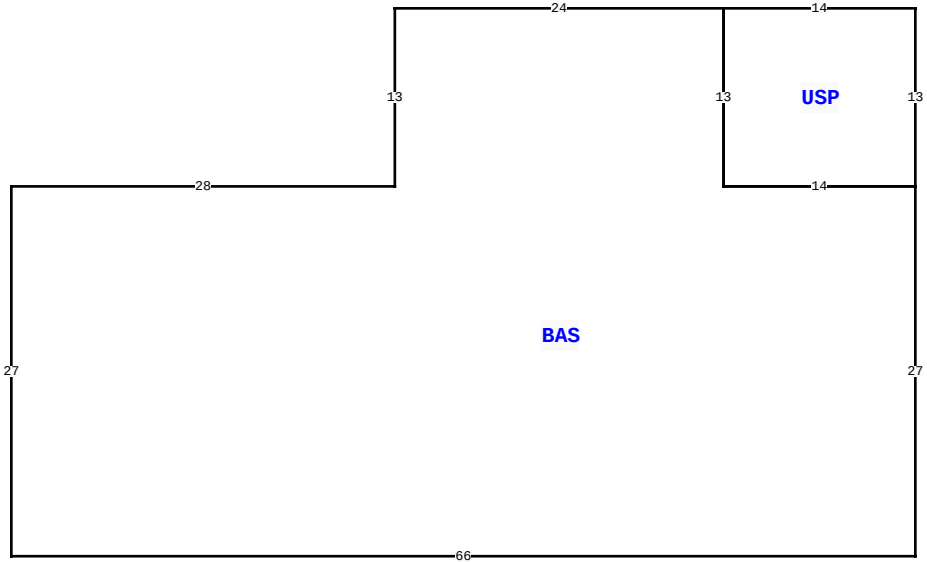
NEIGHBORHOOD/LOC 1217.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100		2,094	154,235
USP	182	35		64	4,714
TOTALS	2,276			2,158	158,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,158	144.0000	133.92	288,999	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 2094 HX Base Yr 2022



259 NE SPIVEY LN, LAKE CITY

BLD DATE		LGL DATE	
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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
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	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		158,949
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		47,680
TOTAL MARKET VALUE		215,229
SOH/AGL Deduction		138,735
ASSESSED VALUE		76,494
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		25,083
TOTAL JUST VALUE		215,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38558	MAINT/ALTR	75	09/05/2019
23773	M H	521	10/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1135/2594	11/09/2007	WD	Q	I		192,500
GRANTOR: CHRISTINA LORD						
GRANTEE: CARL EDWARD & DENIS						
1060/1870	9/16/2005	WD	Q	V		52,500
GRANTOR: SEPPALA						
GRANTEE: CHRISTINA LORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N13 W24 S13 W28 S27 E66 N27$ USP= N13 W14 S13 E14$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	5.96	AC		1.00	1.00	1.00	8,000.00	8,000.00	47,680							

REVIEW DATE 10/01/2019 BY RP Total Acres: 5.96 Total Land Value: 47,680 Market: 0 Agricultural: 0 Common: 47,680 PRINTED 11/17/2026 BY SYS