

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

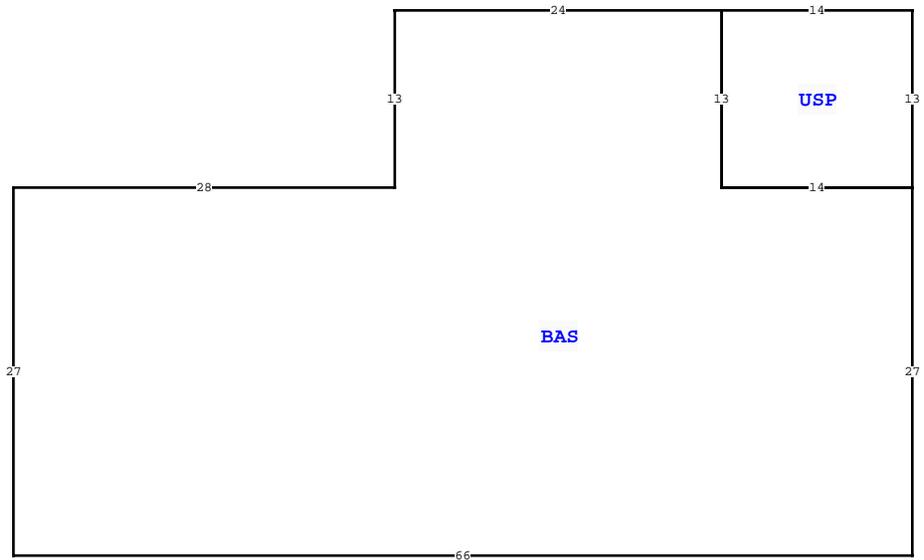
CLARK CARL EDWARD/CLARK DENISE JEAN
 259 NE SPIVEY LN
 LAKE CITY, FL 32055

2026

01-2S-17-04659-023

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
BAS	2,094	100	
USP	182	35	
TOTALS	2,276		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2022							
Heated Area: 2094					HX Base Yr		2022				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			164,077
TOTAL MARKET OB/XF VALUE			8,600
TOTAL LAND VALUE - MARKET			19,668
TOTAL MARKET VALUE			192,345
SOH/AGL Deduction			118,079
ASSESSED VALUE			74,266
TOTAL EXEMPTION VALUE	HX HB	49,266	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			192,345
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						

EXTRA FEATURES		259 NE SPIVEY LN, LAKE CITY														
L N	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	100	2005	2005	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	300	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	100	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
TOTALS			
2,276		164,077	

BUILDING NOTES	

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

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3,300.00	3,300.00	19,668							