

LOT 40 FRANK THOMAS UNR.
 COMM NE COR OF SW1/4 OF NE1/4, R
 FOR POB, CONT S 189.89 FT, W 337

ROBINSON BRYANT CALLAHAN
 184 NE SPENCER CT
 LAKE CITY, FL 32055

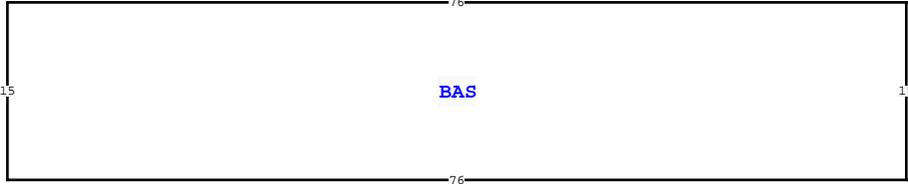
2026

01-2S-17-04659-029



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectual Units	01	CONV	100	0	100
Quality	05	05			
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	1,140	100		1,140	101,313
TOTALS	1,140			1,140	101,313

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100% - 2018									
					Heated Area: 1140			HX Base Yr 2018				



COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3				
VALUATION BY										STANDARD					
Tax Group: 3										Tax Dist:					
BUILDING MARKET VALUE										101,313					
TOTAL MARKET OB/XF VALUE										10,000					
TOTAL LAND VALUE - MARKET										7,056					
TOTAL MARKET VALUE										118,369					
SOH/AGL Deduction										58,775					
ASSESSED VALUE										59,594					
TOTAL EXEMPTION VALUE										HX HB 32,985					
BASE TAXABLE VALUE										26,609					
TOTAL JUST VALUE										118,369					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										118,686					
PERMIT NUM										DESCRIPTION		AMT		ISSUED	
34335										M H		388		08/10/2016	
10780										M H		125		02/20/1996	
SALES DATA															
OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE			
1289/2581		2/26/2015		QC		U		I		11		100			
GRANTOR: MICHELE GEIGER															
GRANTEE: BRYANT CALLAHAN ROB															
1028/2738		10/25/2004		WD		Q		I		03		100			
GRANTOR: JESSIE CALLAHAN															
GRANTEE: GEIGER															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS= W76 S15 E76 N15\$.															

EXTRA FEATURES																
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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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	1.26	AC		1.00	1.00	1.00	5,600.00	5,600.00	7,056								