LOT 41 FRANK THOMAS UNR:
COMM AT NE COR OF SW1/4 OF NE 1/
FT FOR POB, CONT S 189.89 FT, W

HENDERSON BRENDA S/HENDERSON RANDAL B
218 NE SPENCER CT
LAKE CITY, FL 32055

2027

01-2S-17-04659-141

BUILDING CHARACTERISTICS

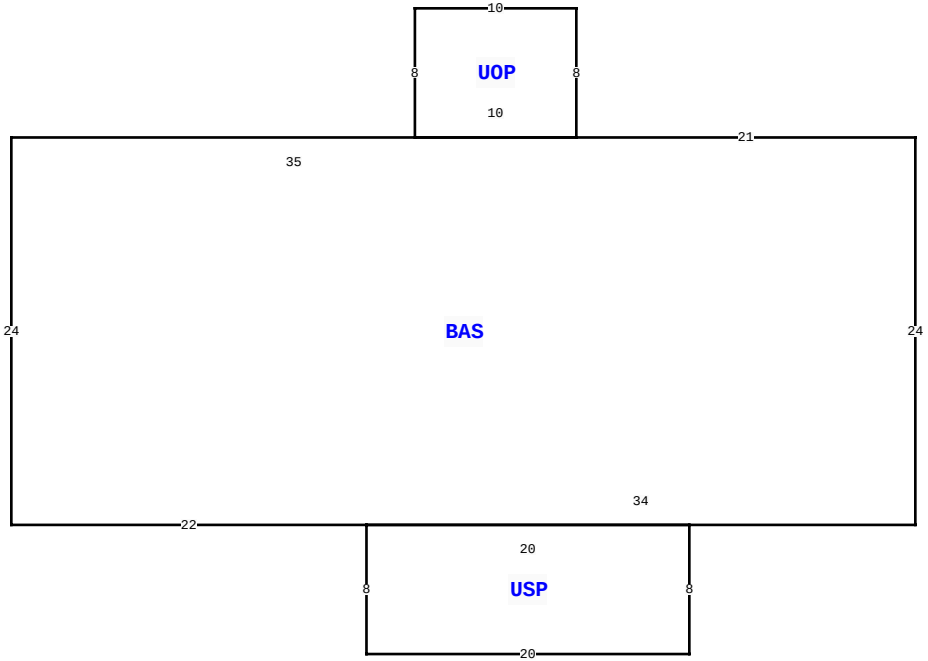
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,344	100		1,344	21,165
UOP	80	25		20	315
USP	160	35		56	882
TOTALS	1,584			1,420	22,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,420	65.6100	39.37	55,905	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1344 HX Base Yr 2005



218 NE SPENCER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		22,362
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		10,080
TOTAL MARKET VALUE		39,942
SOH/AGL Deduction		20,585
ASSESSED VALUE		19,357
TOTAL EXEMPTION VALUE	HX HB	19,357
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		39,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		36,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/2739	10/25/2004	WD	Q	V	03	100
GRANTOR: JESSIE CALLAHAN						
GRANTEE: HENDERSON						
1006/2872	2/10/2004	QC	Q	V	01	100
GRANTOR: JESSIE & LORETTA R CA						
GRANTEE: JESSIE B CALLAHAN (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 UOP= N8 W10 S8 E10$ W35 S24 E22 USP= S8 E20 N8 W20$ E34 N24$.

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	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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			0.00	0.00	1.26	AC		1.00	1.00	1.00	8,000.00	8,000.00	10,080							

REVIEW DATE 07/24/2015 BY DF Total Acres: 1.26 Total Land Value: 10,080 Market: 0 Agricultural: 0 Common: 10,080 PRINTED 11/17/2026 BY SYS