BEG 211.10 FT E OF NW COR OF SE1/4 OF NE1/4, RUN E 236.60 FT, S 963.60 FT TO N R/W OF A

WOOD WILLIAM JENNINGS
277 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2027

01-3S-15-00128-003

BUILDING CHARACTERISTICS

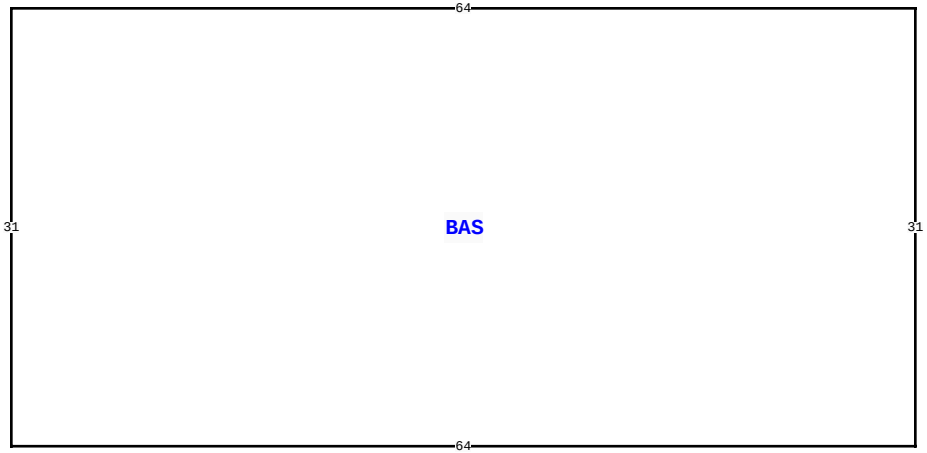
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	56,139
TOTALS	1,984			1,984	56,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	117.9000	70.74	140,348	2001	2001	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2016 Heated Area: 1984 HX Base Yr 2016



277 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
8	0030	BARN,MT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2023	2022		100	15,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,139
TOTAL MARKET OB/XF VALUE	27,600
TOTAL LAND VALUE - MARKET	62,400
TOTAL MARKET VALUE	146,139
SOH/AGL Deduction	36,364
ASSESSED VALUE	109,775
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	53,364
TOTAL JUST VALUE	146,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,139

SALE:2:1: $.60 STAMPS
BLDG:1:1: CONCORD MH
SALE:1:1: $.70 STAMPS
XFOB:1:1: CONCORD MOBILE HOME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17554	M H	125	10/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1300/1982	9/02/2015	WD	U	I	12	46,000
GRANTOR: COLUMBIA BANK						
GRANTEE: WILLIAM JENNINGS WO						
1288/1059	1/20/2015	WD	U	I	12	141,500
GRANTOR: WILLIAM H HARRY & VIC						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E64 N31$.

LAND DESCRIPTION

TOTAL OB/XF 27,600

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		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	30,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.70	AC		1.00	1.00	1.00	12,000.00	12,000.00	32,400							

REVIEW DATE 01/11/2023 BY JD Total Acres: 5.20 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 11/17/2026 BY SYS