COMM SE COR OF SEC, N 52.91 FT T
OF CR-252, CONT N 873.26 FT, W 5
OF MURRAY RD, N 59 DEG W ALONG C

TUCKER BRIAN L/TUCKER TERESA S
2787 SW MAYO RD
LAKE CITY, FL 32024

2026

01-4S-15-00314-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

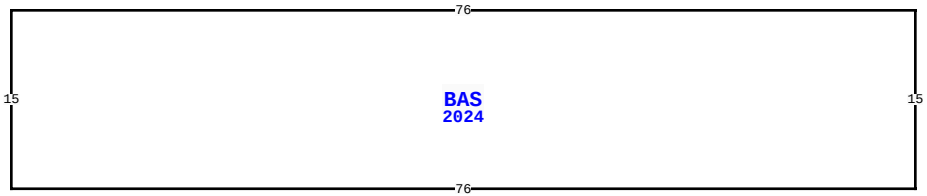
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2024	1,140	124,247
TOTALS	1,140			1,140	124,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	113.5000	112.36	128,090	2023	2023	0	0	0	3.00	97.00

2 MANUF 2 0% - 2024 Heated Area: 1140 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,247
TOTAL MARKET OB/XF VALUE	18,900
TOTAL LAND VALUE - MARKET	54,560
TOTAL MARKET VALUE	197,707
SOH/AGL Deduction	0
ASSESSED VALUE	197,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,707
TOTAL JUST VALUE	197,707
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046171	Mobile Home		12/28/2022
20952	M H	125	08/05/2003
11181	M H	125	05/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0936/0778	9/06/2001	WD	Q	V		25,000
GRANTOR: L DICKS						
GRANTEE: BRIAN & TERESA TUCK						
0807/1492	7/03/1995	WD	Q	V	03	0
GRANTOR: BRADLEY DICKS						
GRANTEE: LENVIL H DICKS						

159 SW DIAMOND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0060	CARPORT F	0	0	0	0	1.00	UT	8,100.00	8,100.00	100	2024	2023		100	8,100	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,7] E76 S15 W76 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,900

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	0		A-1	0.00	0.00	4.96	AC		1.00	1.00	1.00	11,000.00	11,000.00	54,560							

REVIEW DATE 02/23/2023 BY JB Total Acres: 4.96 Total Land Value: 54,560 Market: 0 Agricultural: 0 Common: 54,560 PRINTED 03/25/2026 BY SYS