W 1/2 LOT 2 BLOCK 2 QUAIL HEIGHT

ORB 792-743, 799-1014, 812-1052,

LYON C BRUCE/LYON SANDRA W
6313 CENTRAL RD
MCALPIN, FL 32062

2027

01-4S-16-02710-002

BUILDING CHARACTERISTICS

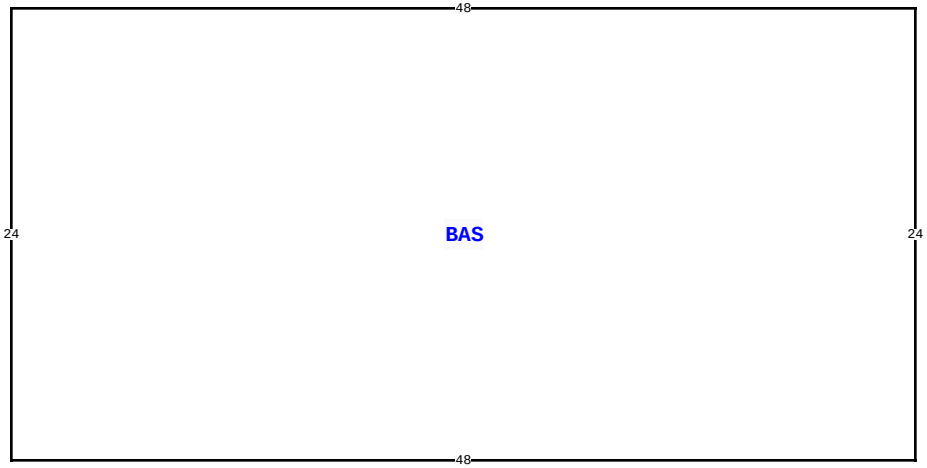
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	1416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	68,296
TOTALS	1,152			1,152	68,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,152	115.9000	107.79	124,174	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1152 HX Base Yr



1903 SW JUDY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	68,296
TOTAL MARKET OB/XF VALUE	3,700
TOTAL LAND VALUE - MARKET	16,650
TOTAL MARKET VALUE	88,646
SOH/AGL Deduction	0
ASSESSED VALUE	88,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,646
TOTAL JUST VALUE	88,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,380

SALE:1:1: 16 PARCELS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1739	M H	25	02/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/1661	9/07/2011	WD	U	I	18	20,000
GRANTOR: COLUMBIA BANK						
GRANTEE: BRUCE LYON & SANDRA						
1220/2536	9/07/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT (4 MIL						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 3,700

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							

REVIEW DATE 08/16/2023 BY KS Total Acres: 0.21 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 11/17/2026 BY SYS