

BEG SW COR OF SE1/4 OF SW1/4, RU
 N 31.95 FT TO N LINE OF GRADED R
 CONT N 311.15 FT, E 140 FT, S 31

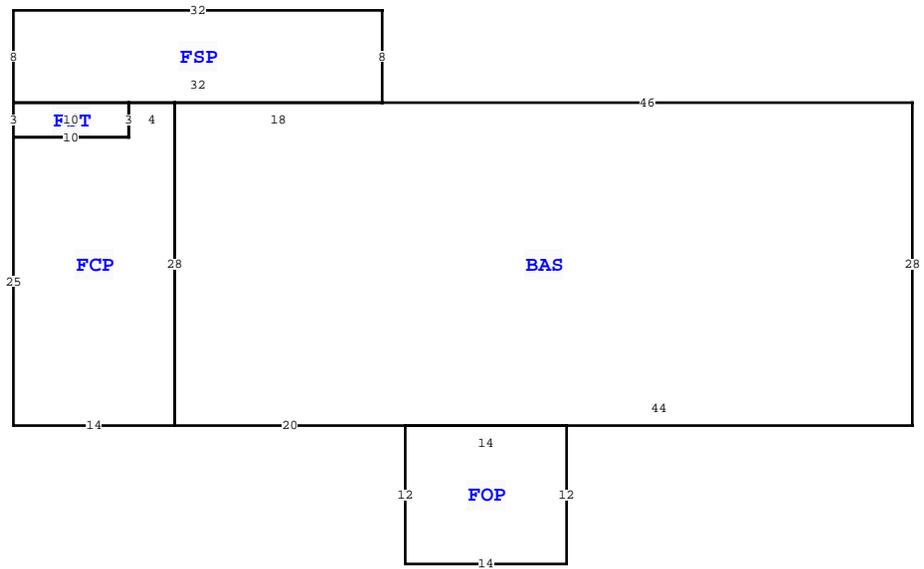
PRATHER KEVIN ALAN
 3891 SW DAIRY ST
 LAKE CITY, FL 32024

2026

01-5S-15-00425-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	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	02
NEIGHBORHOOD/LOC	1515.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,792	100	
FCP	362	25	
FOP	168	35	
FSP	256	40	
FST	30	55	
TOTALS	2,608		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2023								
				Heated Area: 1792			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			55,470
TOTAL MARKET OB/XF VALUE			9,100
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			82,570
SOH/AGL Deduction			16,586
ASSESSED VALUE			65,984
TOTAL EXEMPTION VALUE	HX HB	40,984	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			82,570
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14584	REMODEL	50	10/05/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/2111	5/13/2022	PB	U	I	18	0

GRANTOR: CLERK OF COURT (PRATH)
 GRANTEE: PRATHER KEVIN ALAN
 1228/2245 1/16/2012 WD U I 11 100
 GRANTOR: JACK & BETTY PRATHER
 GRANTEE: JACK PRATHER

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BAS= W46 FSP= N8 W32 S8 E32\$W18 FCP= W4 FST= W10 S3 E10 N3\$ S3 W10 S25 E14 N28\$ S28 E20 FOP= S12 E14 N12 W14\$ E44N28\$.	

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,000							