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

2027

01-5S-15-00425-001

BUILDING CHARACTERISTICS

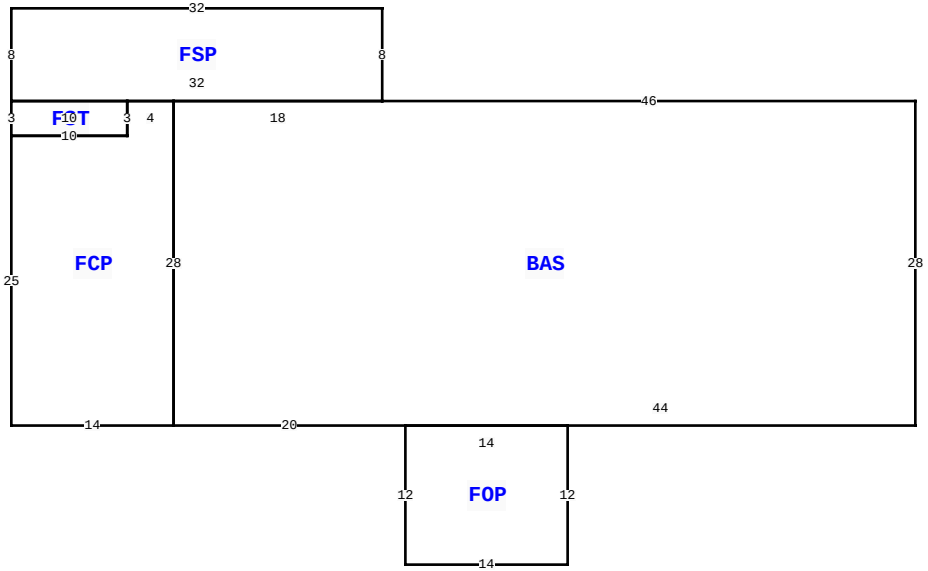
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	45,976
FCP	362	25		90	2,309
FOP	168	35		59	1,514
FSP	256	40		102	2,617
FST	30	55		16	410
TOTALS	2,608			2,059	52,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,059	106.9000	64.14	132,064	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1792 HX Base Yr 2023



3891 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		52,826
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		79,926
SOH/AGL Deduction		11,962
ASSESSED VALUE		67,964
TOTAL EXEMPTION VALUE	HX HB	42,964
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		79,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,926

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						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	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							

REVIEW DATE 07/07/2016 BY DF Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS