LOTS 4 & 5 RIVERS MANOR S/D UNIT
R/W 0.50 ACRES DESC ORB 1066-112

DAS OF NORTH FLORIDA LLC
156 NW GAELIC CT
LAKE CITY, FL 32055

2027

01-5S-16-03401-104

BUILDING CHARACTERISTICS

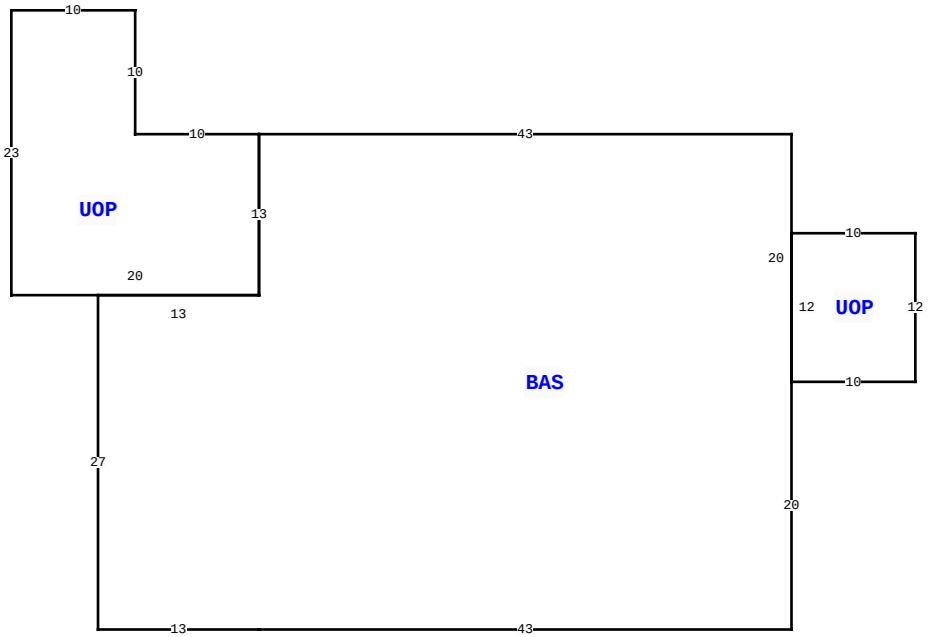
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,071	100		2,071	124,897
UOP	120	25		30	1,810
UOP	360	25		90	5,428
TOTALS	2,551			2,191	132,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,191	117.9000	109.65	240,243	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 0% - 2026 Heated Area: 2071 HX Base Yr



758 SW LITTLE 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0327	STABLES-SM	0	0	25	37	925.00	UT	5.50	5.50	100	2009	2009	3	100	5,088	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0327	STABLES-SM	0	0	30	48	1,440.00	UT	5.50	5.50	100	2009	2009	3	100	7,920	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	132,134
TOTAL MARKET OB/XF VALUE	22,108
TOTAL LAND VALUE - MARKET	44,100
TOTAL MARKET VALUE	198,342
SOH/AGL Deduction	0
ASSESSED VALUE	198,342
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,342
TOTAL JUST VALUE	198,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,764

SALE:3:1: INCLUDED WELL AND SEPTIC TANK
SALE:2:1: CERTIFICATE OF TITLE
BLDG:1:1: CLAS MH
SALE:1:1: LOTS 4 & 5

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15490	M H	125	05/07/1999
9438	PUMP/UTPOL	30	03/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/539	9/12/2025	WD	U	I	37	34,800
GRANTOR: ABBOTT SUSAN ANNE						
GRANTEE: DAS OF NORTH FLORID						
0814/1217	3/02/1995	CD	U	I	13	26,000
GRANTOR: DEAS-BULLARD						
GRANTEE: CARROLL G & SUSAN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W43 S13 W13 S27 E13 E43 N20 N20 $
UOP=[ORIG=-43,0] W10 N10 W10 S23 E20 N13 $
UOP=[ORIG=0,20] E10 N12 W10 S12 $
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LAND DESCRIPTION

TOTAL OB/XF 22,108

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	2.00	LT		1.00	1.00	0.63	35,000.00	22,050.00	44,100							

REVIEW DATE 01/14/2026 BY JB Total Acres: 8.02 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 11/17/2026 BY SYS