

LOT 8 RIVERS MANOR S/D UNIT 1.
782-1600, 815-2267, 960-2299, 12

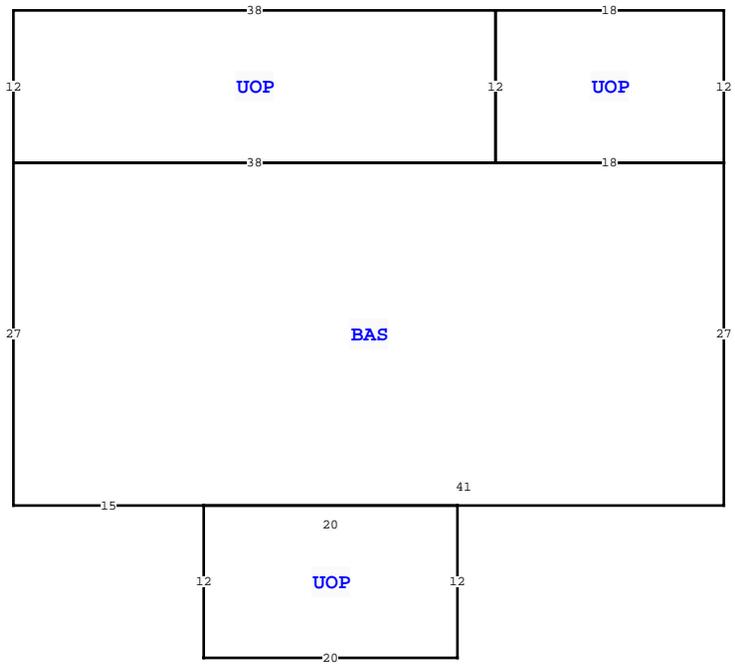
MURPHY TRAVIS JAMES
892 SW LITTLE RD
LAKE CITY, FL 32024

2026

01-5S-16-03401-108


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
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
BAS	1,512	100	
UOP	216	25	
UOP	240	25	
UOP	456	25	
TOTALS	2,424		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,740	114.0000	71.82	124,967	1993	1993	0	0	60.00	40.00
1 MOBILE HME 0% - 2023 Heated Area: 1512 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		183,135	
TOTAL MARKET OB/XF VALUE		23,341	
TOTAL LAND VALUE - MARKET		74,200	
TOTAL MARKET VALUE		280,676	
SOH/AGL Deduction		29,962	
ASSESSED VALUE		250,714	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		199,303	
TOTAL JUST VALUE		280,676	
NCON VALUE		136,148	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		137,147	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053373	Mobile Home		06/13/2025
000053267	Right-of-Way Acce		05/29/2025
7832	M H	100	11/29/1993
6987	M H	60	03/31/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1386	6/06/2022	PB U	I	18		0
GRANTOR: MURPHY JAMES F						
GRANTEE: MURPHY TRAVIS JAMES						
1208/1127	1/19/2011	WD U	V	30		100
GRANTOR: JAMES F MURPHY						
GRANTEE: TRAVIS JAMES MURPHY						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0296	SHED METAL	0 100	0 0	1.00
2	0294	SHED WOOD/	0 100	0 0	1.00
3	0166	CONC,PAVMT	0 100	20 20	400.00
4	9947	Septic	0 100	0 0	1.00
5	9945	Well/Sept	0 100	0 0	1.00
6	0251	LEAN TO W/	0 100	10 18	180.00
7	0040	BARN,POLE	0 100	24 58	1,392.00
8	0255	MBL HOME s	0 100	12 48	576.00
9	0070	CARPORT UF	0 100	0 0	1.00
10	9947	Septic	0 100	0 0	1.00

TOTAL OB/XF															
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	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0294	SHED WOOD/	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,000	
3	0166	CONC,PAVMT	0 100	20 20	400.00	UT	2.00	2.00	75	1993	1993	3	75	600	
4	9947	Septic	0 100	0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0251	LEAN TO W/	0 100	10 18	180.00	UT	3.00	3.00	75	1993	1993	3	75	405	
7	0040	BARN,POLE	0 100	24 58	1,392.00	UT	2.50	2.50	75	1993	1993	3	75	2,610	
8	0255	MBL HOME s	0 100	12 48	576.00	UT	1.00	1.00	100	1993	1993	3	100	576	
9	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
10	9947	Septic	0 100	0 0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
TOTALS												23,341			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.00	LT	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	55,000.00	55,000.00	55,000							
0.60	32,000.00	19,200.00	19,200							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W38 S27 E15 UOP= S12 E20 N12 W20\$ E41 N27 UOP= N12W18 S12 E18\$ W18\$ UOP= N12 W38 S12 E38\$.											

