LOT 10 RIVERS MANOR S/D UNIT 1.
699-437, 701-251, 725-501, 771-1

WILLIAMS BRANDON D
495 SW MEADOW TER
LAKE CITY, FL 32024

2027

01-5S-16-03401-110

BUILDING CHARACTERISTICS

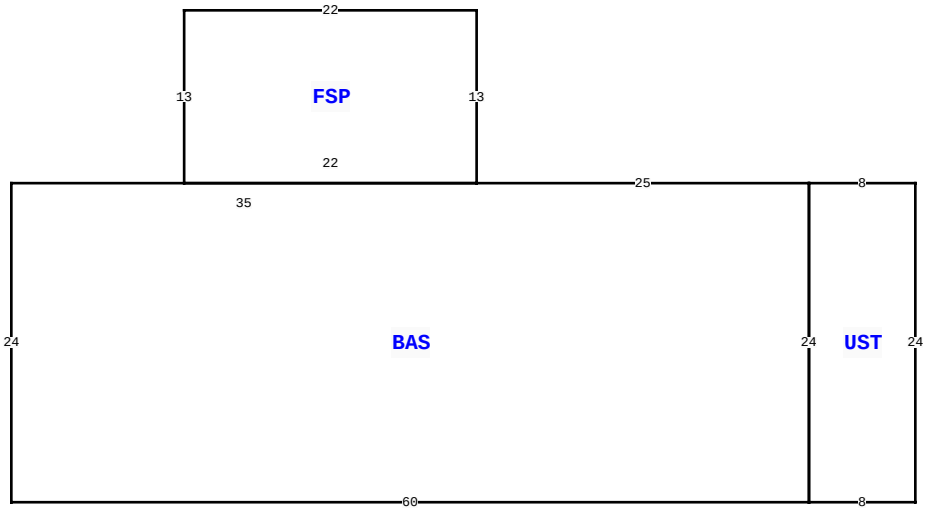
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	1516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	40,055
FSP	286	40		114	3,171
UST	192	45		86	2,392
TOTALS	1,918			1,640	45,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,640	115.9000	69.54	114,046	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1440 HX Base Yr



1152 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0210	GARAGE U	0	0	24	24	576.00	UT	3.00	3.00	100	1996	1996	3	100	1,728	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,618
TOTAL MARKET OB/XF VALUE	10,028
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	110,646
SOH/AGL Deduction	0
ASSESSED VALUE	110,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,646
TOTAL JUST VALUE	110,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,646

SALE:4:1: INCLUDED WELL & SEPTIC TANK

SALE:3:1: CONTRACT FOR DEED

SALE:2:1: REPO

SALE:1:1: LOT 10 RIVERS MANOR UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1918	5/19/2022	WD	U	I	11	100
GRANTOR: MYER RONALD D						
GRANTEE: WILLIAMS BRANDON D						
1435/33	4/14/2021	LE	U	I	14	100
GRANTOR: MYER RONALD D						
GRANTEE: MYER RONALD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= N13 W22 S13 E22$ W35 S24 E60 UST= E8 N24 W8 S24$ N24$.

LAND DESCRIPTION

TOTAL OB/XF 10,028

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/14/2026 BY JB Total Acres: 4.10 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS