LOT 8 RIVERS MANOR S/D UNIT 1.CO
11 RIVERS MANOR UNIT 1, S 168.77
LOT8 & POB, E 319.65 FT, S 137.1

HARKEY SHAWN/HARKEY BONNIE
892 SW LITTLE RD
LAKE CITY, FL 32024

2027

01-5S-16-03401-118

BUILDING CHARACTERISTICS

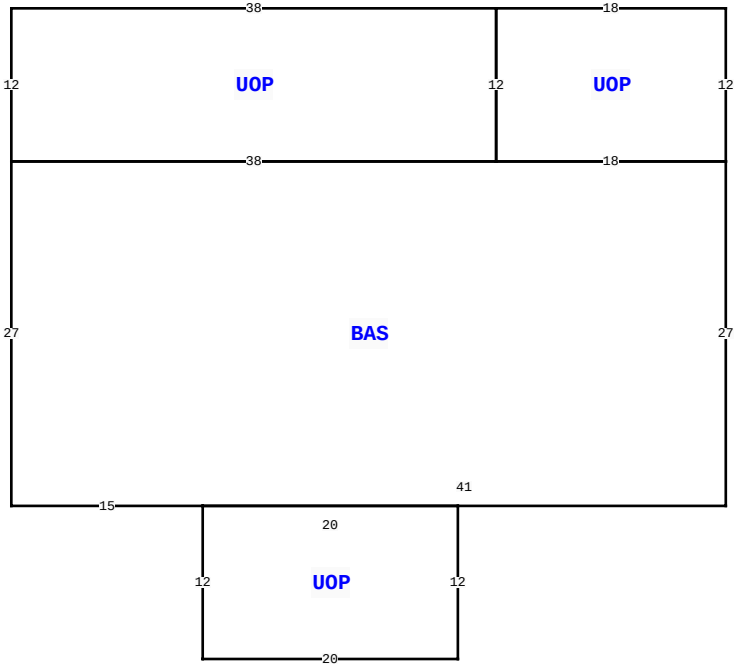
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	41,368
UOP	216	25		54	1,478
UOP	240	25		60	1,642
UOP	456	25		114	3,119
TOTALS	2,424			1,740	47,606

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	68.40	119,016	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1512 HX Base Yr



896 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,606
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,500
TOTAL MARKET VALUE	64,106
SOH/AGL Deduction	45,665
ASSESSED VALUE	18,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,441
TOTAL JUST VALUE	64,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/504	6/16/2026	WD	Q	I	01	318,300

GRANTOR: MURPHY TRAVIS JAMES

GRANTEE: HARKEY SHAWN

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0.30	0.30	55,000.00	16,500.00	16,500							

REVIEW DATE BY Total Acres: 1.02 Total Land Value: 16,500 Market: 0 Agricultural: 0 Common: 16,500 PRINTED 11/17/2026 BY SYS