COMM SE COR OF SEC, RUN W 617.23
RD, NW ALONG R/W 1223.01 FT, W 6
POB, CONT W 141 FT, N 318.13 FT,

GRAHAM LINDA (ESTATE)
485 SE RED CASON DR
LULU, FL 32061

**2027**

**02-3S-16-01946-010**

## BUILDING CHARACTERISTICS

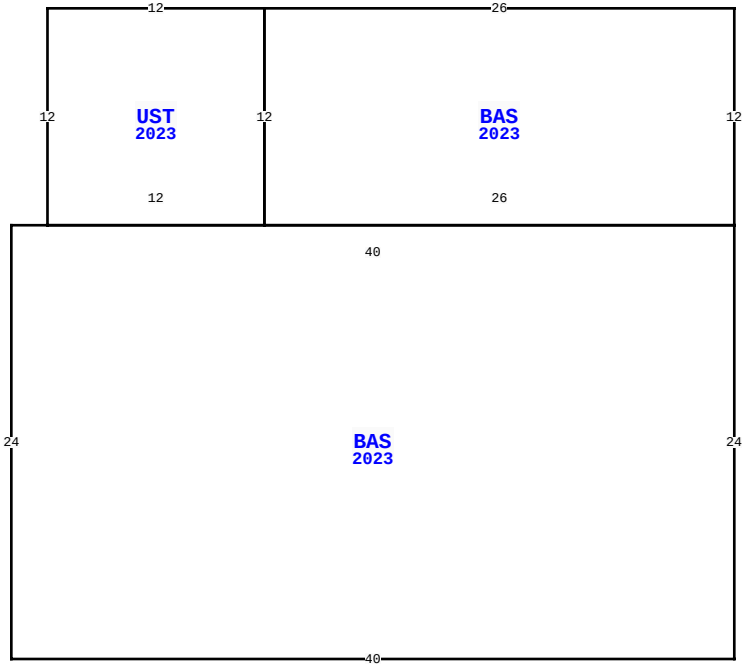
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 2316.0200 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 312 | 100 | 2023 | 312 | 6,581 |
| BAS | 960 | 100 | 2023 | 960 | 20,248 |
| UST | 144 | 45 | 2023 | 65 | 1,371 |
| TOTALS | 1,416 | | | 1,337 | 28,200 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,337 | 87.8850 | 52.73 | 70,500 | 1986 | 1986 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2023 Heated Area: 1272 HX Base Yr




271 NW MICHELLE PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/03/2022 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 2 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 100 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 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 | 28,200 |
| TOTAL MARKET OB/XF VALUE | 7,600 |
| TOTAL LAND VALUE - MARKET | 13,390 |
| TOTAL MARKET VALUE | 49,190 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 49,190 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 49,190 |
| TOTAL JUST VALUE | 49,190 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 49,190 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1467/1001 | 4/21/2022 | WD | P | I | 98 | 1,000 |
| GRANTOR: GRAHAM CAROL LYNN | | | | | | |
| GRANTEE: BENHAMIN MICHAEL J | | | | | | |
| 0485/0611 | 2/01/1982 | AG | Q | V | | 4,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=14,13] E40 S24 W40 N24 $
BAS=[YR=2023;ORIG=28,1] E26 S12 W26 N12 $
UST=[YR=2023;ORIG=16,1] E12 S12 W12 N12 $
.

## LAND DESCRIPTION

TOTAL OB/XF 7,600

| 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 | | RSF/MH | 0.00 | 0.00 | 1.03 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,390 | | | | | | | |

REVIEW DATE 05/08/2023 BY KS Total Acres: 1.03 Total Land Value: 13,390 Market: 0 Agricultural: 0 Common: 13,390 PRINTED 11/16/2026 BY SYS