COMM AT SE COR OF SE1/4, RUN W 2
POB, CONT W 382.50 FT, N 289.54
R/W, NE ALONG R/W 120.85 FT, N 1

BOATRIGHT MARK C/BOATRIGHT KAREN C
512 NW DAVID DR
LAKE CITY, FL 32055

2027

02-3S-16-01946-019

BUILDING CHARACTERISTICS

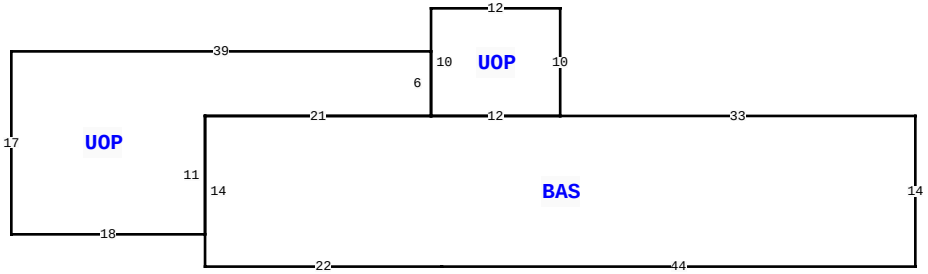
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	2316.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,045
UOP	120	25		30	683
UOP	432	25		108	2,460
TOTALS	1,476			1,062	24,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,062	94.9000	56.94	60,470	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 924 HX Base Yr 2007



512 NW DAVID DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	18	24	432.00	UT	12.00	12.00	75	2009	2009	3	75	3,888	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,188
TOTAL MARKET OB/XF VALUE	12,488
TOTAL LAND VALUE - MARKET	38,880
TOTAL MARKET VALUE	75,556
SOH/AGL Deduction	24,371
ASSESSED VALUE	51,185
TOTAL EXEMPTION VALUE	HX HB 26,185
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	75,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,556

XFOB:1:1: SHELBY M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1049/0710	3/06/2005	WD	Q	I	01	100
GRANTOR: ANDREW & LYNN TAYLOR						
GRANTEE: MARK & KAREN BOATRI						
0709/0806	12/18/1989	AG	U	I		0
GRANTOR: BENNY BATTLE						
GRANTEE: ANDREW TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UOP= N10 W12 S10 E12$ W12 UOP= N6 W39 S17 E18 N11 E21$ W21 S14 E22 E44 N14$.

LAND DESCRIPTION

TOTAL OB/XF 12,488

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	100		RSF/MH	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	0000	C	VAC RES	100		00	0.00	0.00	2.32	AC		1.00	1.00	1.00	9,000.00	9,000.00	20,880							

REVIEW DATE 05/08/2023 BY JB Total Acres: 4.32 Total Land Value: 38,880 Market: 0 Agricultural: 0 Common: 38,880 PRINTED 11/16/2026 BY SYS