COMM NE COR OF NE1/4 OF SE1/4,
RUN W 13 FT FOR POB, CONT W
610.26 FT, S 357.56 FT, E

LING TEDDY J
275 SW ORCHARD CT
LAKE CITY, FL 32024-0513

**2027**

**02-4S-15-00331-000**

## 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 100 |
| Air Condition | 03 | CENTRAL 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 |

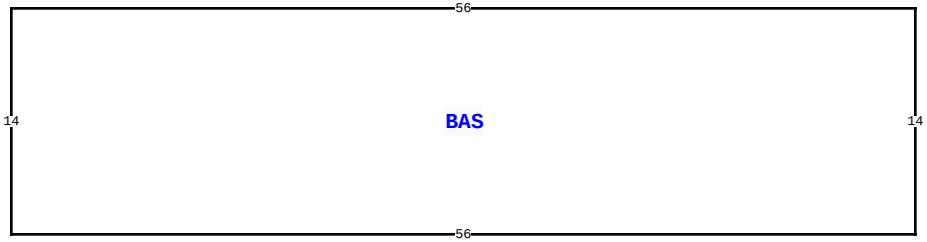
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2415.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 784 | 100 | | 784 | 21,638 |
| TOTALS | 784 | | | 784 | 21,638 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 784 | 115.0000 | 69.00 | 54,096 | 1984 | 1984 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2014 Heated Area: 784 HX Base Yr 2014




273 SW ORCHARD CT, 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 300 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 300 | |
| 3 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 100 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 50 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 39,981 |
| TOTAL MARKET OB/XF VALUE | | 7,750 |
| TOTAL LAND VALUE - MARKET | | 48,096 |
| TOTAL MARKET VALUE | | 95,827 |
| SOH/AGL Deduction | | 27,232 |
| ASSESSED VALUE | | 68,595 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 43,595 |
| TOTAL JUST VALUE | | 95,827 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 95,827 |

SALE:7:1: 40 ACRES CERTIFICATE OF TITLE
SALE:6:1: ALSO 00312-001
SALE:5:1: 5.23 AC $.60 STAMPS (SON)
SALE:4:1: $.60 STAMPS /BROTHER TO BROTHER/

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7662 | M H | 60 | 10/07/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1071/2631 | 1/12/2006 | WD | Q | I | | 85,000 |
| GRANTOR: DENNIS REID | | | | | | |
| GRANTEE: TEDDY J LING | | | | | | |
| 1071/2629 | 1/12/2006 | WD | Q | I | 04 | 17,000 |
| GRANTOR: DARWIN PERRY | | | | | | |
| GRANTEE: DENNIS REID | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 7,750

| 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 | | A-1 | 0.00 | 0.00 | 4.01 | AC | | 1.00 | 1.00 | 0.80 | 12,000.00 | 9,600.00 | 38,496 | | | | | | | |
| 2 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 0.80 | 12,000.00 | 9,600.00 | 9,600 | | | | | | | |

REVIEW DATE 08/09/2023 BY JB Total Acres: 5.01 Total Land Value: 48,096 Market: 0 Agricultural: 0 Common: 48,096 PRINTED 11/17/2026 BY SYS

COMM NE COR OF NE1/4 OF SE1/4,
RUN W 13 FT FOR POB, CONT W
610.26 FT, S 357.56 FT, E

LING TEDDY J
275 SW ORCHARD CT
LAKE CITY, FL 32024-0513

**2027**

**02-4S-15-00331-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |

MAP NUM | MKT AREA 01

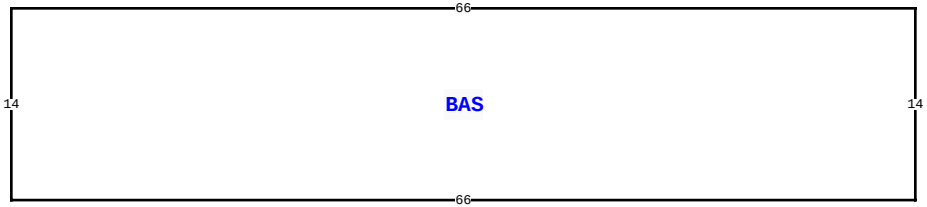
NEIGHBORHOOD/LOC 2415.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | | 924 | 18,343 |
| TOTALS | 924 | | | 924 | 18,343 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 924 | 82.7100 | 49.63 | 45,858 | 1995 | 1995 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 100% - 2014 Heated Area: 924 HX Base Yr 2014




273 SW ORCHARD CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 39,981 |
| TOTAL MARKET OB/XF VALUE | | 7,750 |
| TOTAL LAND VALUE - MARKET | | 48,096 |
| TOTAL MARKET VALUE | | 95,827 |
| SOH/AGL Deduction | | 27,232 |
| ASSESSED VALUE | | 68,595 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 43,595 |
| TOTAL JUST VALUE | | 95,827 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 95,827 |

SALE:3:1: 5 ACRES

SALE:2:1: $.70 STAMPS REPO

SALE:1:1: 5.006 ACRES

PRMT:1:1: 14X64 1984

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1071/2631 | 1/12/2006 | WD | Q | I | | 85,000 |
| GRANTOR: DENNIS REID | | | | | | |
| GRANTEE: TEDDY J LING | | | | | | |
| 1071/2629 | 1/12/2006 | WD | Q | I | 04 | 17,000 |
| GRANTOR: DARWIN PERRY | | | | | | |
| GRANTEE: DENNIS REID | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 08/09/2023 BY JB Total Acres: 5.01 Total Land Value: 48,096 Market: 0 Agricultural: 0 Common: 48,096 PRINTED 11/17/2026 BY SYS