LOT 3 BLOCK A UNIT II OLUSTEE CR
787-1602, 800-1477, 849-779, 953

BEVER TIFFANY
274 SE BALD EAGLE LP
LAKE CITY, FL 32025-2817

2027

02-6S-17-09533-203

BUILDING CHARACTERISTICS

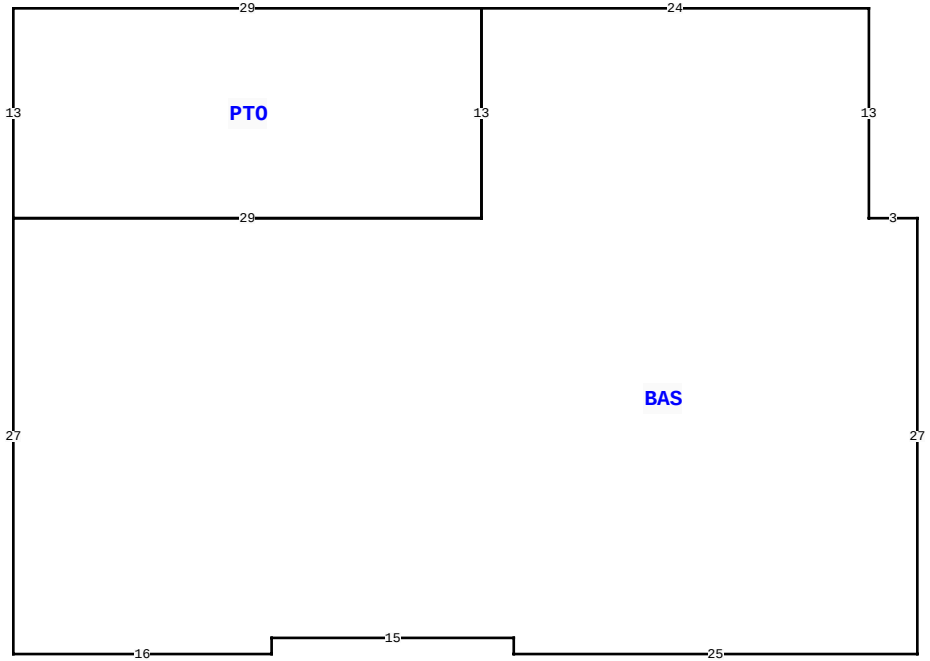
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100		1,809	55,348
PTO	377	5		19	581
TOTALS	2,186			1,828	55,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,828	127.4900	76.49	139,824	1998	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1809 HX Base Yr 2023



274 SE BALD EAGLE LP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0280	POOL R/CON	0	100	9	30	270.00	UT	70.00	70.00	100	1998	1998	3	40	7,560	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	488.00	UT	1.50	1.50	100	1998	1998	3	100	732	
5	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	50	2017	2017	3	50	100	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		55,930
TOTAL MARKET OB/XF VALUE		16,992
TOTAL LAND VALUE - MARKET		65,390
TOTAL MARKET VALUE		138,312
SOH/AGL Deduction		44,272
ASSESSED VALUE		94,040
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		37,629
TOTAL JUST VALUE		138,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,312

SALE:2:1: SALE NOT IN LINE WITH AREA SALES

PRMT:1:1: PETRIE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054169	Roof Replacement	8,100	09/30/2025
14192	POOL	95	06/25/1998
13365	M H	125	12/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1466	8/11/2022	WD	Q	I	01	115,000
GRANTOR: COODY JAMES D						
GRANTEE: BEVER TIFFANY						
1196/1689	5/20/2010	WD	Q	I	01	90,000
GRANTOR: PETRIE						
GRANTEE: JAMES D COODY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= W29 S13 E29 N13$ S13 W29 S27 E16 N1E15 S1 E25 N27 W3 N13$.

LAND DESCRIPTION

TOTAL OB/XF 16,992

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		00	0.00	0.00	5.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,390							

REVIEW DATE 09/22/2022 BY ME Total Acres: 5.03 Total Land Value: 65,390 Market: 0 Agricultural: 0 Common: 65,390 PRINTED 11/17/2026 BY SYS