LOT 1 BLOCK B OLUSTEE CREEK ESTA
787-1602, 791-37, 793-1342, 826-

VAN DERVEUR CHRIS/VAN DERVEUR MARY ROSE
195 SE BALD EAGLE LP
LAKE CITY, FL 32025

2027

02-6S-17-09533-231

BUILDING CHARACTERISTICS

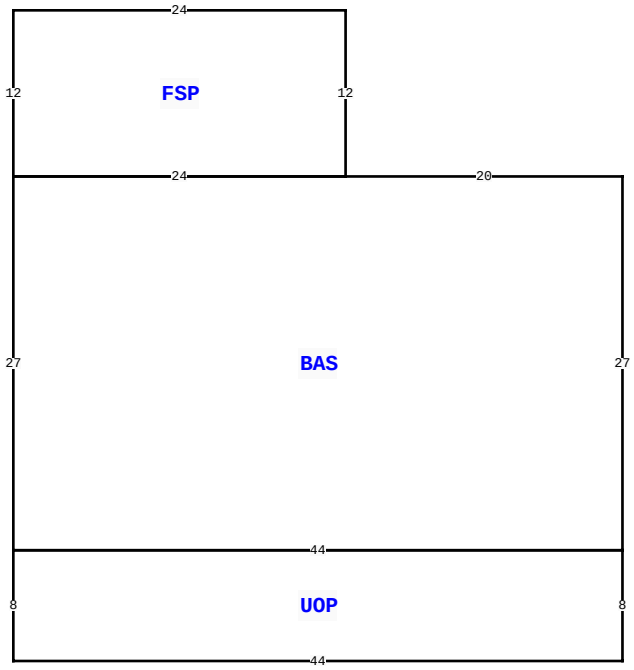
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,188	100		1,188	87,602
FSP	288	40		115	8,480
UOP	352	25		88	6,489
TOTALS	1,828			1,391	102,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,391	116.6000	108.44	150,840	2011	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2018 Heated Area: 1188 HX Base Yr 2018



195 SE BALD EAGLE LOOP, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
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	102,571
TOTAL MARKET OB/XF VALUE	11,800
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	179,501
SOH/AGL Deduction	68,402
ASSESSED VALUE	111,099
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	59,688
TOTAL JUST VALUE	179,501
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056131	Roof Replacement	11,700	07/21/2026
29571	M H	445	07/21/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/1082	7/25/2017	WD	Q	I	01	126,500
GRANTOR: DEAN & NANCY KETTERLI						
GRANTEE: CHRIS VAN DERVEUR &						
1296/1139	6/16/2015	WD	Q	I	01	114,000
GRANTOR: DENISE A HAYDEN & DAN						
GRANTEE: DEAN & NANCY KETTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N12 W24 S12 E24$ W24 S27 UOP= S8 E44 N8 W44$ E44 N27$.

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	0031	BARN,MT AE	0	100	22	25	550.00	UT	10.00	10.00	100	2010	2010	3	100	5,500	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,800

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 08/04/2026 BY CM Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/16/2026 BY SYS