

COMM SW COR OF SEC, N 2220.98 FT
 N 548.59 FT FOR POB, W 581.31 FT
 NW ALONG RIVERS EDGE APPROX 311

UMSTEAD MARCIA
 P O BOX 2405
 LAKE CITY, FL 32056

2026

03-1N-16-01494-000

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 Floor	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Units		0	100		
Quality	05	05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA	05		
NEIGHBORHOOD/LOC	901116.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	68,619
UOP	2,584	25		646	56,540
TOTALS	3,368			1,430	125,159

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2021								
					Heated Area: 784			HX Base Yr 2021				

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VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			125,159	
TOTAL MARKET OB/XF VALUE			9,000	
TOTAL LAND VALUE - MARKET			22,000	
TOTAL MARKET VALUE			139,641	
SOH/AGL Deduction			69,739	
ASSESSED VALUE			69,902	
TOTAL EXEMPTION VALUE	HX HB		44,902	
BASE TAXABLE VALUE			25,000	
TOTAL JUST VALUE			156,159	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			155,865	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39526	M H	0	03/25/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1162/0018	4/01/2008	TD Q	Q	V	01	161,700
GRANTOR: GUY N WILLIAMS & GEOR						
GRANTEE: MARCIA UMSTEAD						
1108/2187	12/15/2006	WD Q	Q	V	06	100
GRANTOR: EMORY CARTER FARM LTD						
GRANTEE: LESLIE G LETHCOE FA						

EXTRA FEATURES																
L N	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	100	0	0	1.00	UT	0.00	100	0	0	3	100	2,000	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		12/07/2022	MLU

BUILDING NOTES	
UOP= N10 W66 S34 E76 N34 W10 S10 BAS= S14 W56 N14 E56S.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	5600	A	TIMBER 3	0			0.00	0.00	15.03	AC		1.00	1.00	1.00	281.00	281.00	4,223								
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	3.97	AC		1.00	1.00	1.00	40.00	40.00	159								
3	9910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	1,100.00	1,100.00	20,900								
4	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	1,100.00	1,100.00	1,100								