

COMM SE COR OF N1/2 OF NW1/4, RU
FOR POB, CONT W 607 FT TO E R/W
RD, NE 611 FT, S 350 FT TO POB,

GEIGER BILLY JOE SR/GEIGER AMY M
980 NE DREW RD
LAKE CITY, FL 32055

2026

03-2S-17-04665-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	1217.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
TOTALS	1,800		109,722

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100% - 0		199,494	2006	2005		0	0	45.00	55.00
				Heated Area: 1800			HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				109,722	
TOTAL MARKET OB/XF VALUE				11,924	
TOTAL LAND VALUE - MARKET				10,492	
TOTAL MARKET VALUE				132,138	
SOH/AGL Deduction				56,959	
ASSESSED VALUE				75,179	
TOTAL EXEMPTION VALUE				HX HB 48,570	
BASE TAXABLE VALUE				26,609	
TOTAL JUST VALUE				132,138	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				132,138	
XFOB:1:1: MADRID MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
23419	M H	0	07/11/2005		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1064/2372	4/20/2005	WD	Q	I	06	100
GRANTOR: STANLEY GEIGER						
GRANTEE: BILLY JOE SR & AMY						
0786/2084	1/03/1994	WD	Q	V	02	0
GRANTOR: STANLEY GEIGER						
GRANTEE: STANLEY & BILLY GEI						

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	0261	PRCH, UOP	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	500	
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2011	2011	3	100	500	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0255	MBL HOME S	0	100	0	0		924.00	UT 1.00	100	2011	2011	3	100	924	
5	9947	Septic	0	0	0	0		1.00	UT 3,000.00	100			3	100	3,000	

TOTAL OB/XF										11,924														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.22	AC		1.00	1.00	1.00	4,300.00	4,300.00	5,246							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.22	AC		1.00	1.00	1.00	4,300.00	4,300.00	5,246							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W60 S30 E60 N30\$.									

REVIEW DATE 07/23/2015 BY DF																								
Total Acres: 2.44					Total Land Value: 10,492					Market: 0					Agricultural: 0					Common: 10,492				