LOT 21 SUZANNE S/D UNIT 2.
640-83, 751-935, 796-1426, 869-6

MURRAY TANGELA ELAINE
195 SE OPAL WAY
LAKE CITY, FL 32025

2027

03-4S-17-07570-055

BUILDING CHARACTERISTICS

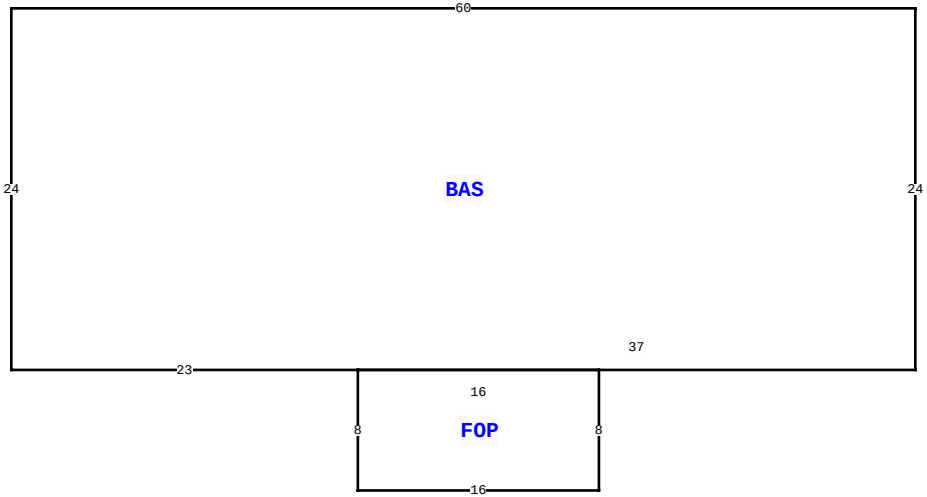
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	95,350
FOP	128	35		45	2,980
TOTALS	1,568			1,485	98,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,485	106.1100	101.87	151,277	1986	2010	0	0	0	35.00	65.00

1 MANUF 2 100% - 2024 Heated Area: 1440 HX Base Yr 2024



195 SE OPAL WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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
1	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	50	1998	1998	3	50	150	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,330
TOTAL MARKET OB/XF VALUE		3,350
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		124,180
SOH/AGL Deduction		0
ASSESSED VALUE		124,180
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,769
TOTAL JUST VALUE		124,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14799	M H	125	12/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/365	6/16/2023	WD	Q	I	01	151,000
GRANTOR: HARRIS LARRY						
GRANTEE: MURRAY TANGELA ELAI						
1337/2607	5/31/2017	WD	U	I	12	18,100
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: LARRY HARRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E23 FOP= S8 E16 N8 W16$ E37 N24$.

LAND DESCRIPTION

TOTAL OB/XF 3,350

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 10/03/2023 BY TP Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS