

LOT 21 SUZANNE S/D UNIT 3.
501-85, DC 1193-2710, 1197-1729,

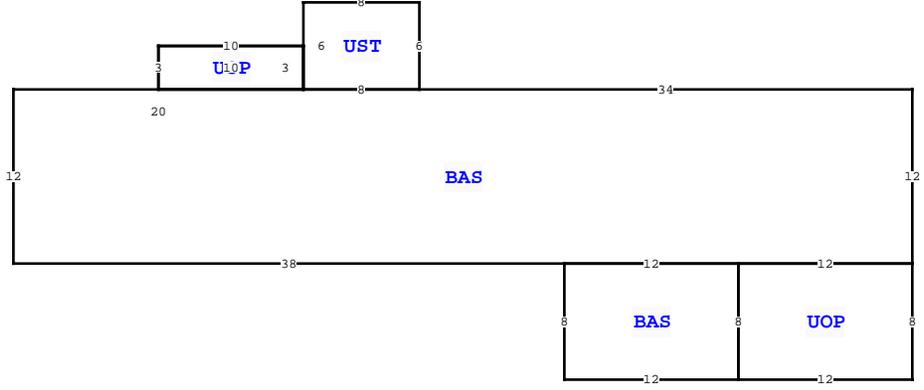
CURTIS GARALD DEAN/CURTIS REBECCA A
410 SE FAYE LN
LAKE CITY, FL 32025

2026

03-4S-17-07570-095
PAGE 1 of 1

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 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	1.5 100
Stories	1. 1. 100
Architctual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	902	82.7100	49.63	44,766	1972	1972	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr													



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	96	100		96	1,906
BAS	744	100		744	14,770
UOP	30	25		8	159
UOP	30	25		8	159
UOP	96	25		24	476
UST	48	45		22	437
TOTALS	1,044			902	17,906

254 SE RACHEL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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	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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			17,906
TOTAL MARKET OB/XF VALUE			4,800
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			41,206
SOH/AGL Deduction			5,508
ASSESSED VALUE			35,698
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			35,698
TOTAL JUST VALUE			41,206
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			41,206
XFOB:1:1: SEABI MH			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1197/2603	7/15/2010	WD U	U	I	19	12,000
GRANTOR: LOWELL O'STEEN PR FOR						
GRANTEE: GARALD DEAN & REBEC						
1197/2605	7/13/2010	WD U	U	I	11	100
GRANTOR: BETHLEHEM BAPTIST CHU						
GRANTEE: GARALD DEAN & REBEC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W34 UST= N6 W8 S6 E8\$ W8 UOP= N3 W10 S3 E10\$ UOP= N3 W10 S3 E10\$ W20 S12 E38 BAS= S8E12N8 W12\$ E12 UOP= S8 E12 N8 W12\$ E12 N12 \$.