

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

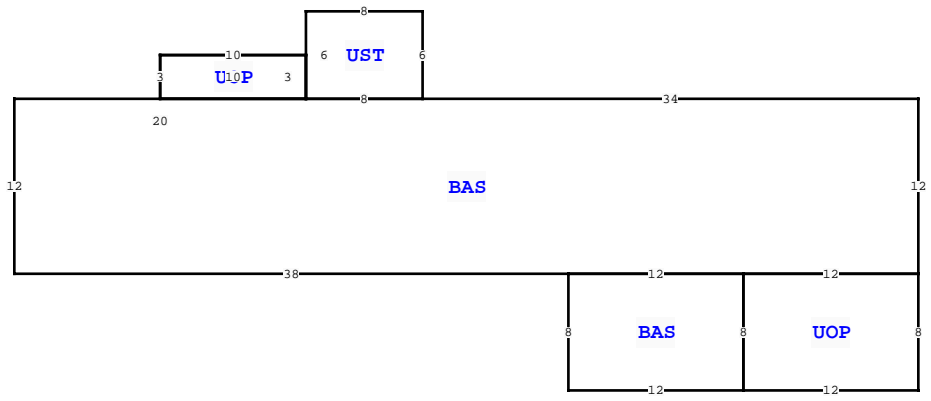
CURTIS GARALD DEAN/CURTIS REBECCA A  
410 SE FAYE LN  
LAKE CITY, FL 32025

**2026**

03-4S-17-07570-095

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
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
BAS	96	100	
BAS	744	100	
UOP	30	25	
UOP	30	25	
UOP	96	25	
UST	48	45	
TOTALS	1,044		902 17,906

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0% - 0										Heated Area: 840 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	17,906		
TOTAL MARKET OB/XF VALUE	4,800		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	45,206		
SOH/AGL Deduction	9,508		
ASSESSED VALUE	35,698		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	35,698		
TOTAL JUST VALUE	45,206		
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		I	19	12,000
GRANTOR: LOWELL O'STEEN PR FOR						
GRANTEE: GARALD DEAN & REBEC						
1197/2605	7/13/2010	WD U		I	11	100
GRANTOR: BETHLEHEM BAPTIST CHU						
GRANTEE: GARALD DEAN & REBEC						

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

BUILDING NOTES			
BLD DATE			
XF DATE			
LGL DATE			
LAND DATE			
AG DATE			
04/14/2026 MLU			

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 \$.			

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	22,500.00	22,500.00	22,500							