

BEG AT SE COR OF NE1/4 OF NW 1/4 FT, W 195.35 FT, NW 200.45 FT TO OF CREEK, CONT NW 11.08 FT TO C/

SCHUCK DAVIN S
202 SE MORNING GLORY CT
LAKE CITY, FL 32025

2026

03-4S-17-07571-008

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	06
NEIGHBORHOOD/LOC	3417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	2026
TOTALS	1,836		197,219

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	2	100%	-	2026							Heated Area: 1836 HX Base Yr 2026	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2026 </div>													
TOTALS				1,836								1,836	197,219

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			197,219	
TOTAL MARKET OB/XF VALUE			7,200	
TOTAL LAND VALUE - MARKET			50,100	
TOTAL MARKET VALUE			254,519	
SOH/AGL Deduction			0	
ASSESSED VALUE			254,519	
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE			203,108	
TOTAL JUST VALUE			254,519	
NCON VALUE			204,419	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			50,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053924	Storage Building	15,557	08/26/2025
000052287	Mobile Home		03/10/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1324	12/23/2024	WD	Q	V	01	65,000
GRANTOR: WALTRIP JUSTIN F						
GRANTEE: SCHUCK DAVIN S						
1423/0959	11/02/2020	WD	Q	V	01	27,500
GRANTOR: DAVID B & JEANNINE C						
GRANTEE: JUSTIN F WALTRIP						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00
2	0081	DECKING WI	0	100	0	0		1.00	UT 200.00	200.00

TOTAL OB/XF										7,200
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					
			04/10/2025			MLU				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2026;ORIG=17,7] E68 S27 W68 N27 \$									

LAND DESCRIPTION										TOTAL OB/XF										7,200				
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	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							