

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		2026

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%; display: flex; align-items: center; justify-content: center;"> BAS 2026 </div>																							
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/10/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/10/2025	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			205,352
TOTAL MARKET OB/XF VALUE			7,200
TOTAL LAND VALUE - MARKET			50,100
TOTAL MARKET VALUE			262,652
SOH/AGL Deduction			0
ASSESSED VALUE			262,652
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			211,241
TOTAL JUST VALUE			262,652
NCON VALUE			212,552
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	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2026
2	0081	DECKING WI	0	100	0	0		1.00	UT 200.00	100	2026

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				
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC	1.00				

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

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

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	1.00	10,000.00	10,000.00	50,100							