

BEG 311.74 FT W OF NE COR OF  
SW1/4 OF NW1/4, RUN W 326.72  
FT, S 670.45 FT, E 326.72 FT,

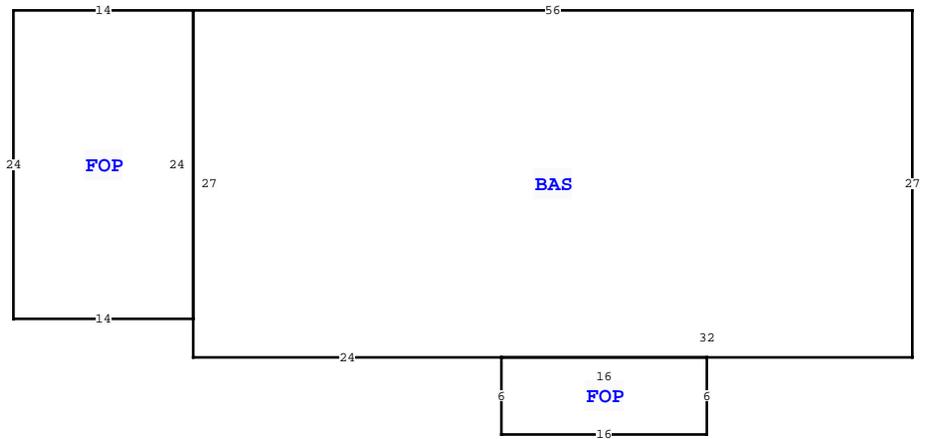
HIRES AURBIE K JR  
241 SW SUMMERHILL GLEN  
LAKE CITY, FL 32024

**2026**

03-5S-16-03455-004  


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	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	3516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	44,924
FOP	96	35		34	1,010
FOP	336	35		118	3,506
TOTALS	1,944			1,664	49,441

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		74.28	123,602	1989	1989	0	0	60.00	40.00
Heated Area: 1512 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			49,441
TOTAL MARKET OB/XF VALUE			17,207
TOTAL LAND VALUE - MARKET			60,360
TOTAL MARKET VALUE			127,008
SOH/AGL Deduction			18,051
ASSESSED VALUE			108,957
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			108,957
TOTAL JUST VALUE			127,008
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,621
XFOB:1:1: MERI MH			
SALE:1:1: 5 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053937	Remodel	12,495	08/28/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/0813	4/06/2018	WD	Q	I	01	89,000
GRANTOR: SHIRLEY A RASMUSSEN						
GRANTEE: AURBIE K HIRES JR						
0782/1906	11/19/1993	WD	U	V	32	35,000
GRANTOR: KAY C BECKMAN						
GRANTEE: STANLEY RASMUSSEN						

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	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	10	140.00	UT	7.50	7.50	70	1993	1993	3	70	735	
5	0252	LEAN-TO W/	0	0	10	140.00	UT	2.00	2.00	70	1993	1993	3	70	196	
6	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
7	0251	LEAN TO W/	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	296	
8	0296	SHED METAL	0	0	12	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
9	9910	RV SITE/RE	0	0	0	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	100	4,000	

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				04/22/2026	MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 FOP= W14 S24 E14 N24\$ S27 E24 FOP= S6 E16 N6 W16\$ E32 N27\$.											

LAND DESCRIPTION																								
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	0102	C	SFR/MH	0		A-1	0.00	0.00	5.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,360							