

COMM AT NW COR OF SE 1/4 OF NW 1
 FT, S 505.48 TO POB, CONT S 135
 R/W LINE OF SUMMERHILL GLN, THEN

O'BRIEN MICHAEL
 8363 258TH PL
 O'BRIEN, FL 32071

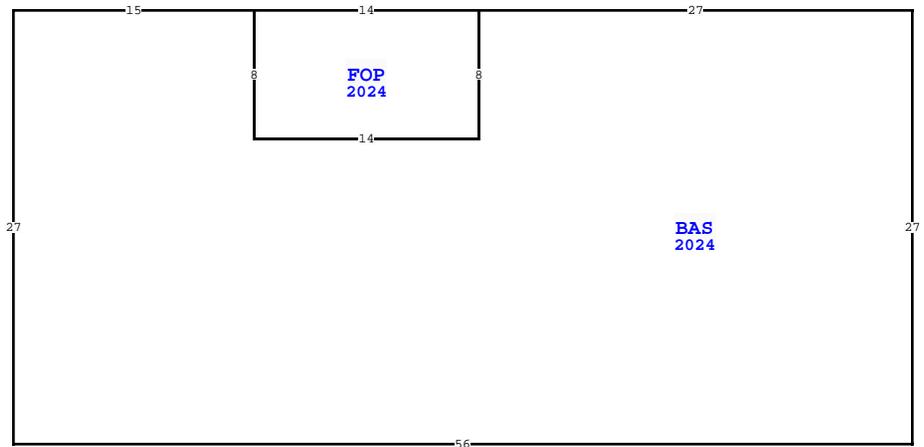
2026

03-5S-16-03455-023



ELEMENT		CD	CONSTRUCTION		
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	00	N/A		0	
Interior Floor	13	LAM/VNLPLK		50	
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		01	
NEIGHBORHOOD/LOC	3516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2024	1,400	156,143
FOP	112	35	2024	39	4,349
TOTALS	1,512			1,439	160,492

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0203	02	1,439	109.5000	114.98	165,456	2023	2023	0	0	3.00	97.00
1 MANUF 3 100% - 2024 Heated Area: 1400 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		160,492	
TOTAL MARKET OB/XF VALUE		13,500	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		191,992	
SOH/AGL Deduction		124,289	
ASSESSED VALUE		67,703	
TOTAL EXEMPTION VALUE		42,703	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		191,992	
NCON VALUE		6,500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,044	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052775	Generator		03/31/2025
000046883	Mobile Home		03/31/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2050	7/22/2024	LE U		I	14	100
GRANTOR: MARTIN RALPH (LIFE ES)						
GRANTEE: O'BRIEN MICHAEL (RM)						
1486/2070	3/16/2023	WD U		V	30	0
GRANTOR: LANDERS FRANCES A						
GRANTEE: MARTIN RALPH						

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	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0294	SHED WOOD/	0	100	0	0	UT	800.00	800.00	100	2026	2025		100	800	
3	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF												13,500												
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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

BUILDING NOTES	
393 SW SUMMERHILL GLN, LAKE CITY	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=-40,-11] W27 S8 W14 N8 W15 S27 E56 N27 \$	
FOP=[YR=2024;ORIG=-81,-11] E14 S8 W14 N8 \$	