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

2027

03-5S-16-03455-023

BUILDING CHARACTERISTICS

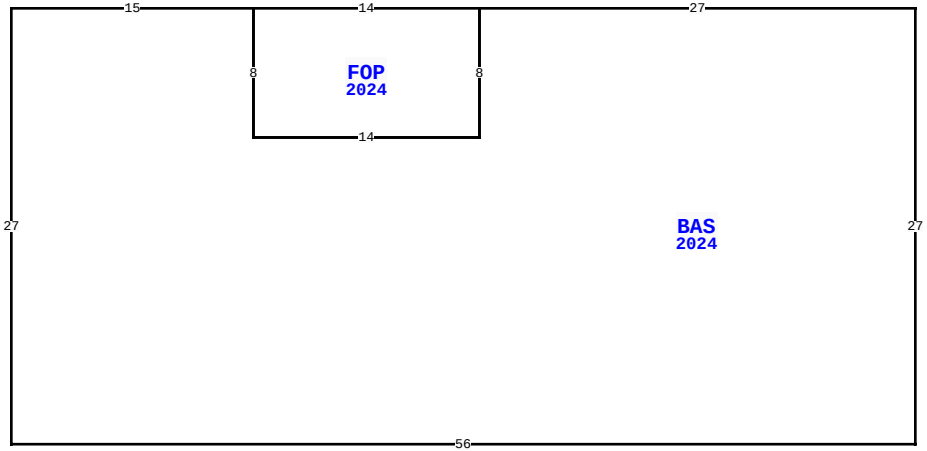
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	147,207
FOP	112	35	2024	39	4,101
TOTALS	1,512			1,439	151,308

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	108.40	155,988	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2024 Heated Area: 1400 HX Base Yr 2024



393 SW SUMMERHILL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,308
TOTAL MARKET OB/XF VALUE		13,500
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		182,808
SOH/AGL Deduction		113,074
ASSESSED VALUE		69,734
TOTAL EXEMPTION VALUE	HX HB	44,734
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		182,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,343

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						

BUILDING NOTES

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 03/09/2026 BY robin Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS