W1/2 OF E1/2 OF E1/2 OF NE1/4 OF
S 25 FT FOR RD R/W.

BINNEY REBECCA I
313 SW MABREY GLN
LAKE CITY, FL 32024

2027

04-4S-16-02771-000

BUILDING CHARACTERISTICS

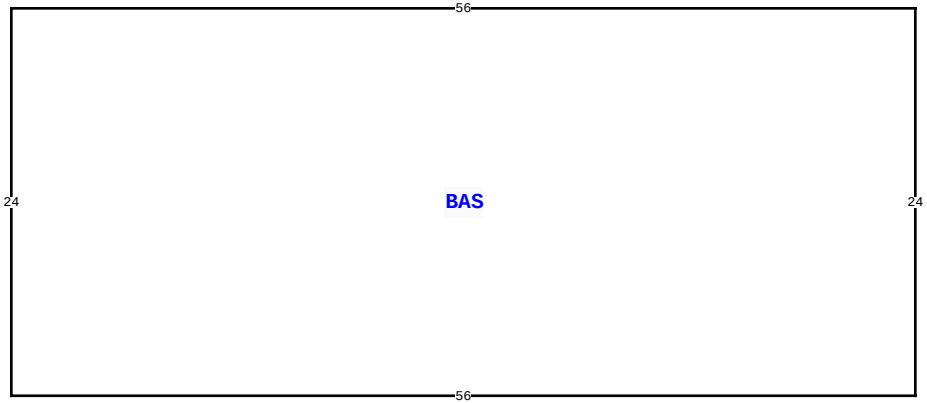
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	13,109
TOTALS	1,344			1,344	13,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,344	81.2880	48.77	65,547	1988	1988	0	0	20	60.00	20.00

3 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr



313 SW MABREY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0255	MBL HOME S	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	13,109
TOTAL MARKET OB/XF VALUE	13,200
TOTAL LAND VALUE - MARKET	24,200
TOTAL MARKET VALUE	50,509
SOH/AGL Deduction	0
ASSESSED VALUE	50,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,509
TOTAL JUST VALUE	50,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,509

SALE:6:1:

SALE:5:1:

SALE:4:1:

SALE:3:1: 5 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17703	M H	125	12/01/2000
7698	M H	60	10/15/1993
7542	PUMP/UTPOL	25	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0831/0546	11/21/1996	QC	Q	I	01	0
GRANTOR: LAURA VOGEL						
GRANTEE: REBECCA BINNEY						
0812/0107	4/04/1995	QC	Q	I	01	0
GRANTOR: LAURA M VOGEL						
GRANTEE: LAURA M VOGEL & REB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E56 N24$.

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	0.80	10,000.00	8,000.00	16,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	10,000.00	8,000.00	8,000							
3	9630	C	SWAMP	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	100.00	100.00	200							

REVIEW DATE 10/09/2023 BY KS Total Acres: 5.00 Total Land Value: 24,200 Market: 0 Agricultural: 0 Common: 24,200 PRINTED 11/17/2026 BY SYS