

LOT 66 CASON TRACT UNR DESC AS:
 NW1/4, E 896.29 FT, N 530.04 FT,
 POB, CONT W 146.67 FT, N 258.48

BETHEA PLEAS
 235 SW LUCKY DR
 LAKE CITY, FL 32024

2026

04-4S-16-02772-029

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
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
Quality	06	06	
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
BAS	1,404	100	
TOTALS	1,404		1,404

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,404	132.2500	124.32	174,545	2008	2008	0	0	42.00	58.00	
3 MANUF 1 0% - 0			Heated Area: 1404			HX Base Yr						
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>52</p> <p>27</p> <p>BAS</p> <p>27</p> <p>52</p> </div>												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,404	100		1,404	101,236							
TOTALS	1,404			1,404	101,236							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				101,236	
TOTAL MARKET OB/XF VALUE				7,100	
TOTAL LAND VALUE - MARKET				14,706	
TOTAL MARKET VALUE				123,042	
SOH/AGL Deduction				0	
ASSESSED VALUE				123,042	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				123,042	
TOTAL JUST VALUE				123,042	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				128,278	
SALE: 2:1:					
BLDG: 2:1: VALU MH					
XFOB: 1:1: ELCONA M H					
SALE: 1:1:					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000043136	Roof Replacement	7,555	11/10/2021		
27187	M H	444	07/18/2008		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/0179	8/06/2019	WD U	I	12		90,000
GRANTOR: U S BANK TRUST NATION						
GRANTEE: PLEAS BETHEA						
1377/1164	1/09/2019	CT U	I	18		100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK TRUST NATIO						

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/19/2022	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W52 S27 E52 N27\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	0		00	0.00	0.00	0.86	AC		1.00	1.00	1.14	15,000.00	17,100.00	14,706								