

COMM 25 FT S OF NW COR OF SE1/4  
334.81 FT FOR POB, CONT E 334.80  
W 334.80 FT, N 365 FT TO POB.

BROCK WILLIAM W JR  
198 SW MABREY GLN  
LAKE CITY, FL 32024

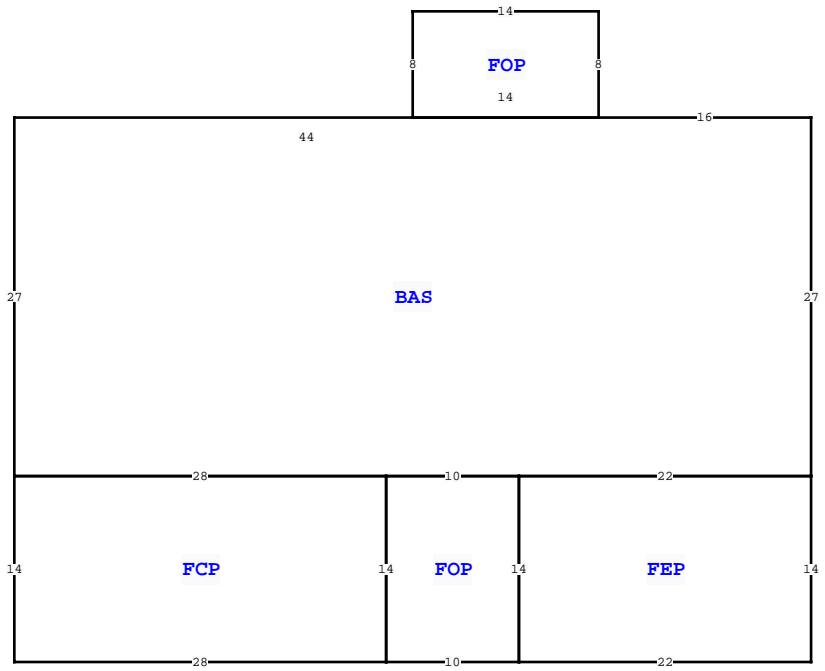
2026

04-4S-16-02772-045



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	08	WD OR PLY	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	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		
Architectural	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			06
NEIGHBORHOOD/LOC	4416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	43,118
FCP	392	25		98	2,608
FEP	308	85		262	6,973
FOP	112	35		39	1,038
FOP	140	35		49	1,304
TOTALS	2,572			2,068	55,042

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2022									
			Heated Area: 1620			HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			55,042	
TOTAL MARKET OB/XF VALUE			13,420	
TOTAL LAND VALUE - MARKET			30,000	
TOTAL MARKET VALUE			98,462	
SOH/AGL Deduction			27,578	
ASSESSED VALUE			70,884	
TOTAL EXEMPTION VALUE	HX HB 13		70,884	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			98,462	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			98,462	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19017	M H	125	12/06/2001
19017	M H	125	12/06/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/2605	9/27/2021	LE	U	I	14	100
GRANTOR: BROCK WILLIAM W						
GRANTEE: BROCK DONALD J						
1446/458	8/30/2021	QC	U	I	11	100
GRANTOR: BROCK WILLIAM W						
GRANTEE: BROCK WILLIAM W JR						

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	100	12	12	1.00	UT	0.00	100	0	0	3	100	620		
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1994	1994	3	100	100		
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		3	100	7,000		
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	1994	1994	3	100	500		
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100		3	100	3,000		
6	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	100	1993	1993	3	100	200		
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
8	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	100	2007	2007	3	100	500		
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	300		

TOTAL OB/XF												13,420												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 10/09/2023 BY JB																								
Total Acres: 3.00					Total Land Value: 30,000					Market: 0					Agricultural: 0					Common: 30,000				