LOT 18 NICELY ACRES S/D.

758-2328, 762-1636, 782-631,

KING CAROL LYNN
1317 SW HOWELL ST
LAKE CITY, FL 32024

2027

04-6S-17-09597-118

BUILDING CHARACTERISTICS

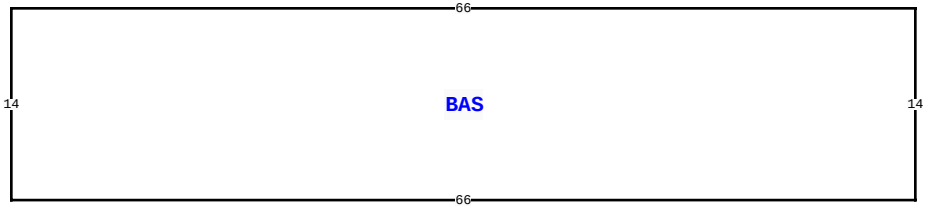
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,152
TOTALS	924			924	23,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	104.4050	62.64	57,879	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 924 HX Base Yr



1317 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,152
TOTAL MARKET OB/XF VALUE	7,050
TOTAL LAND VALUE - MARKET	18,180
TOTAL MARKET VALUE	48,382
SOH/AGL Deduction	23,986
ASSESSED VALUE	24,396
TOTAL EXEMPTION VALUE	HX HB 24,396
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	48,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,382

SALE:2:1: 6 PARCELS - DISTRESS SALE - DR 219 $4187

XFOB:1:1: SHLB MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34411	M H	356	09/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0782/0631	11/03/1993	WD	Q	V		6,000
GRANTOR: BEN CAMPEN						
GRANTEE: CAROL LYNN KING						
0758/2328	3/10/1992	WD	U	V	12	11,500
GRANTOR: BEN CAMPEN						
GRANTEE: SYLVIA SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,050

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		00	0.00	0.00	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							

REVIEW DATE 10/02/2017 BY BC Total Acres: 1.01 Total Land Value: 18,180 Market: 0 Agricultural: 0 Common: 18,180 PRINTED 11/17/2026 BY SYS