

COMM AT SE COR SEC, RUN N 210 FT
W 170 FT FOR POB, RUN N 30 DEG E
DEG E 8.23 FT, N 83 DEG W 139.82

COURSON DAVID W
13802 NW CR 239
LAKE BUTLER, FL 32054

2026

05-3S-16-01990-004



ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	2	100	
Bathrooms	2	100	
Stories	1.	1. 100	
Architctual	01	CONV	100
Units	0	100	
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	240	100	
BAS	952	100	
UOP	96	25	
UOP	128	25	
TOTALS	1,416		

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,248	103.3200	61.99	77,364	1986	1986	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1192 HX Base Yr

213 NW JORDAN CT, LAKE CITY

BLD DATE		LGL DATE	04/15/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF 3,400

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			0.00	0.00	0.55	AC		1.00	1.00	0.80	13,000.00	10,400.00	5,720							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		30,946
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		5,720
TOTAL MARKET VALUE		40,066
SOH/AGL Deduction		5,742
ASSESSED VALUE		34,324
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		34,324
TOTAL JUST VALUE		40,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		39,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21997	M H	322	06/24/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/1351	3/12/2013	WD	U	I	11	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: DAVID W COURSON						
1248/0787	1/11/2013	WD	U	I	12	10,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: DAVID W COURSON						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 UOP= N8 W16 S8 E16\$ W24 S14 E44 UOP= S8 E12 N8 W12\$ E24 N14\$ BAS= N8 W30 S8 E30\$.	