E 311.49 FT OF THE S 346.56 FT O
EX RD R/W ALONG N 98.55 FT OF W

CONROY BRIAN J
167 SE FINDERS WAY
LAKE CITY, FL 32025

2026

05-4S-16-02773-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

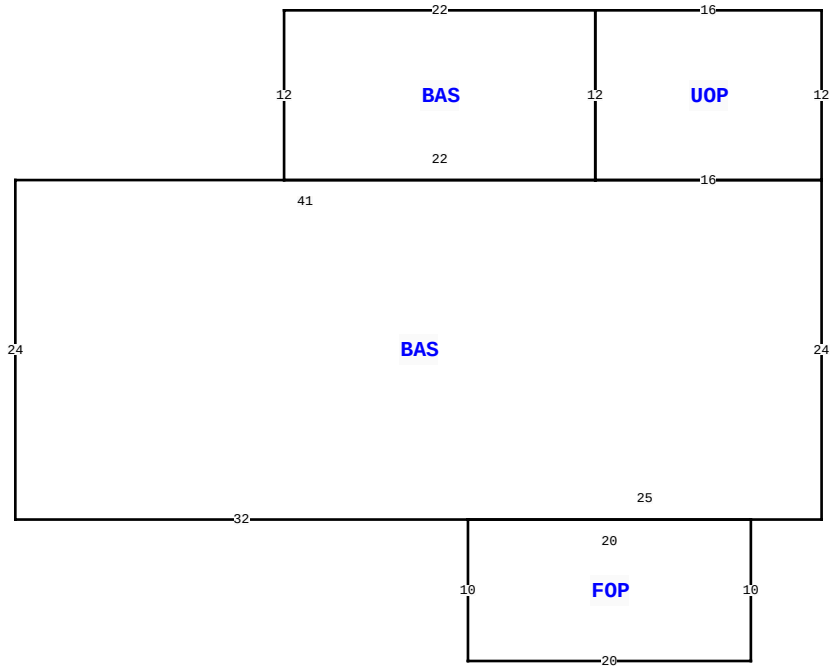
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	13,432
BAS	1,368	100		1,368	69,604
FOP	200	35		70	3,562
UOP	192	25		48	2,442
TOTALS	2,024			1,750	89,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	02	1,750	103.4100	84.80	148,400	1974	1974	0	0	0	40.00	60.00

1 SFR/MH CON 0% - 2026 Heated Area: 1632 HX Base Yr



247 SW CABLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	89,040
TOTAL MARKET OB/XF VALUE	9,100
TOTAL LAND VALUE - MARKET	33,600
TOTAL MARKET VALUE	131,740
SOH/AGL Deduction	0
ASSESSED VALUE	131,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,740
TOTAL JUST VALUE	131,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,940

XFOB:1:1: CAPLA M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1209/1429	2/07/2011	WD	U	I	30	100

GRANTOR: SHARON J CONROY
GRANTEE: BRIAN J CONROY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 BAS= N12 W22 S12 E22$ W41 S24 E32 FOP= S10 E20N10 W20$ E25 N24$ UOP= N12 W16 S12 E16$.

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	0255	MBL HOME S	0	0	10	48	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,100

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		RSF/MH	111.00	336.00	2.40	AC		1.00	1.00	1.00	14,000.00	14,000.00	33,600							

REVIEW DATE 09/27/2023 BY JB Total Acres: 2.40 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 06/08/2026 BY SYS