

COMM NE COR OF NW1/4, RUN S 490.
 CONT S 458.09 FT, N 83 DEG W 123
 NORRIS RD, N 30 DG E ALONG R/W 3

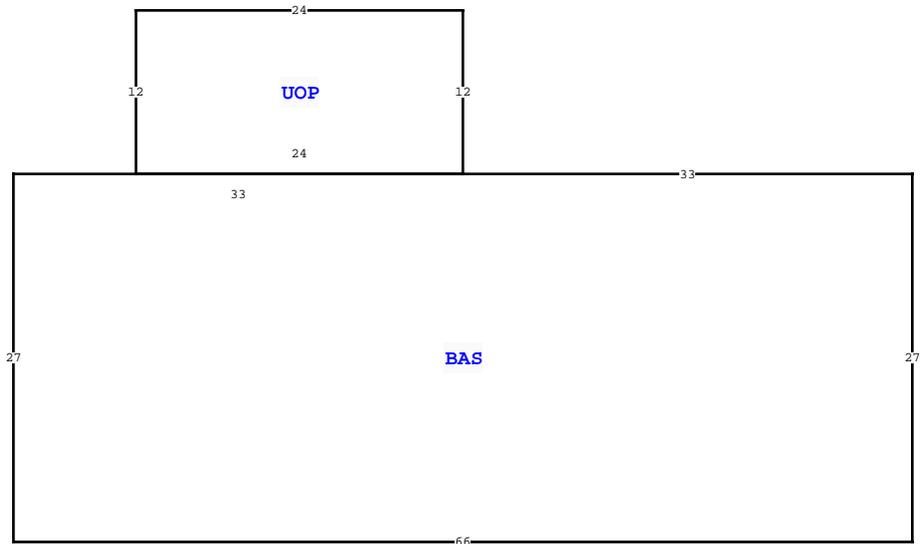
CAVANAUGH RICHARD
 693 SW NORRIS AVE
 LAKE CITY, FL 32024

2026

06-5S-16-03471-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
UOP	288	25	
TOTALS	2,070		
TOTALS		1,854	124,098

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 2022	Heated Area: 1782			HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			124,098
TOTAL MARKET OB/XF VALUE			20,478
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			254,796
SOH/AGL Deduction			28,237
ASSESSED VALUE			226,559
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			226,559
TOTAL JUST VALUE			254,796
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,766
PRMT:5:1: PARTON			
PRMT:4:1: GRIFFIN LOT 3			
PRMT:3:1: GRIFFIN MH			
SALE:1:1: INCLUDED 00417-100 TOTAL SALE \$78,300			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13525	M H	125	01/14/1998
12239	M H	125	03/06/1997
11750	M H	125	10/14/1996
11461	M H	125	07/31/1996
8802	RECONNECT	125	08/13/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/1148	9/01/2021	WD	Q	I	01	217,000
GRANTOR: GRIFFIN MICHAEL C						
GRANTEE: CAVANAUGH RICHARD						
1055/1055	7/29/2005	WD	Q	I		105,000
GRANTOR: VARNER & GLASSCOCK						
GRANTEE: MICHAEL C & JONI M						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	1996
2	0327	STABLES-SM	0	0	40	38	1,520.00	UT	8.00	8.00	80	1996
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2021
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1996
5	0070	CARPORT UF	0	0	0	0	1.00	UT	500.00	500.00	100	2022

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
693 SW NORRIS AVE, LAKE CITY												
BLD DATE: 05/06/2026 MLU												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W33 UOP= N12 W24 S12 E24\$ W33 S27 E66 N27\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.02	AC		1.00