LOT 3 HIGHLAND FARMS EX W 108
FT & N 40 FT LOT 4 EX W 108 FT.

CREIGHTON JAMES MILFORD
624 SW NORMA JEAN GLN
LAKE CITY, FL 32024

2027

06-6S-17-09615-103

BUILDING CHARACTERISTICS

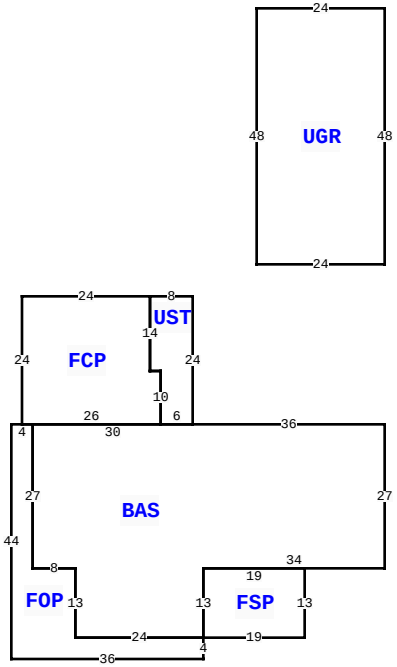
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100		2,094	58,247
FCP	596	25		149	4,144
FOP	408	35		143	3,978
FSP	247	40		99	2,754
UGR	1,152	45		518	14,409
UST	172	45		77	2,142
TOTALS	4,669			3,080	85,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	3,080	115.9000	69.54	214,183	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 2094 HX Base Yr



624 SW NORMA JEAN GLN, LAKE CITY

BLD DATE	03/04/1998 MO	LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,673
TOTAL MARKET OB/XF VALUE		14,784
TOTAL LAND VALUE - MARKET		61,750
TOTAL MARKET VALUE		162,207
SOH/AGL Deduction		62,849
ASSESSED VALUE		99,358
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		42,947
TOTAL JUST VALUE		162,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,207

XFOB:1:1: PINECREST MH

LAND:1:1: LOT 3, HIGHLAND FARMS S/D 4.48 AC

BLDG:1:1: PINCREST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051107	Electrical Servic	0	10/15/2024
17731	PUMP/UTPOL	30	12/11/2000
13361	M H	125	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1306/0781	11/19/2015	WD	U	I	11	100
GRANTOR: DIANNA LYNN CREIGHTON						
GRANTEE: JAMES MILFORD CREIG						
0625/0400	5/15/1987	WD	Q	V		14,500
GRANTOR: DICKS						
GRANTEE: CREIGHTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UST= N24 W8 FCP= W24 S24 E26 N10 W2 N14 $ S14 E2 S10 E6$ W30 FOP= W4 S44 E36 N4 W24 N13 W8 N27$ S27 E8 S13 E24 FSP= E19 N13 W19 S13$ N13 E34 N27$ PTR= N30 UGR= N48 W24 S48 E24$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,584	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
10	0255	MBL HOME S	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 14,784

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	1.00	LT		1.00	1.00	0.95	65,000.00	61,750.00	61,750							

REVIEW DATE 11/26/2024 BY TW Total Acres: 5.00 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS