N 192.00 FT OF LOT 1 HIGHLAND FA

790-1825, WD 1092-2512, TR 1229-

BROWN MARIA LASHEA/BROWN JONATHAN RUSSELL
523 SW NORMA JEAN GLN
LAKE CITY, FL 32024

2027

06-6S-17-09615-110

BUILDING CHARACTERISTICS

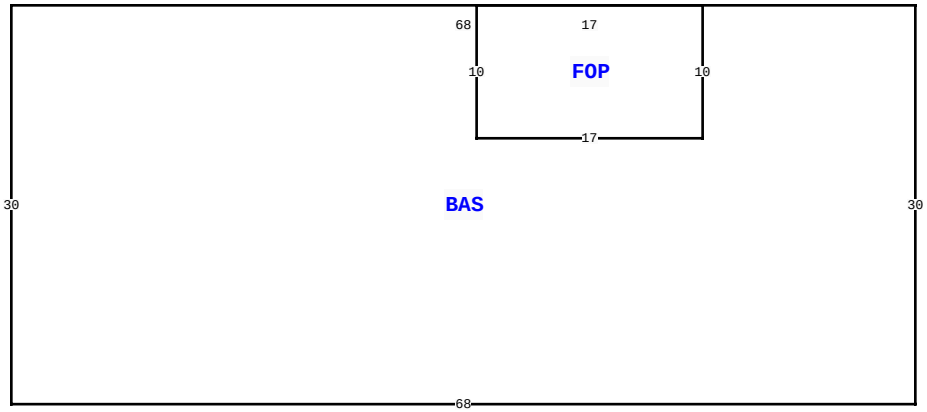
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	2,040	100		2,040	219,752
FOP	170	35		60	6,464
TOTALS	2,210			2,100	226,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,100	117.0000	115.83	243,243	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2022 Heated Area: 2040 HX Base Yr 2022



523 SW NORMA JEAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,216
TOTAL MARKET OB/XF VALUE		14,903
TOTAL LAND VALUE - MARKET		16,500
TOTAL MARKET VALUE		257,619
SOH/AGL Deduction		45,105
ASSESSED VALUE		212,514
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,103
TOTAL JUST VALUE		257,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41119	MH		01/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/2618	8/25/2020	QC	U	V	11	100

GRANTOR: LORI TANNER ROWLAND

GRANTEE: MARIA LASHEA & JONA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=14,11] E68 S30 W68 N30 $
FOP=[ORIG=49,11] E17 S10 W17 N10 $
.

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	0040	BARN,POLE	0	100	24	28	672.00	UT	2.50	2.50	100	0	0	3	100	1,680	
2	0251	LEAN TO W/	0	100	15	69	1,035.00	UT	3.50	3.50	100	0	0	3	100	3,623	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	2,600.00	2,600.00	100	2022	2021		100	2,600	

LAND DESCRIPTION

TOTAL OB/XF 14,903

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	0.33	LT		1.00	1.00	1.00	50,000.00	50,000.00	16,500							

REVIEW DATE 02/22/2022 BY JB Total Acres: 1.50 Total Land Value: 16,500 Market: 0 Agricultural: 0 Common: 16,500 PRINTED 11/17/2026 BY SYS