THE E 16 AC OF SW1/4 OF SE1/4.

327-393, 366-440, LE 1034-1075,

BRYAN LINDA/WILSON MELINDA
103 NW MACKMARY PLACE
LAKE CITY, FL 32055

2027

07-3S-16-02031-002

BUILDING CHARACTERISTICS

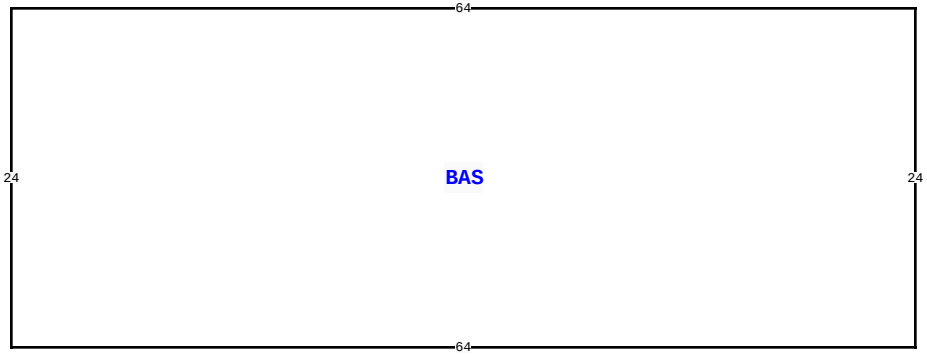
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	33,479
TOTALS	1,536			1,536	33,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,536	90.8100	54.49	83,697	1976	1976	0	0	0	60.00	40.00

3 MOBILE HME 100% - 2022 Heated Area: 1536 HX Base Yr 2022



103 NW MACKMARY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	10/16/2023 SPF

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	0261	PRCH, UOP	0	100	14	24	336.00	UT	3.50	3.50	100	1993	1993	3	100	1,176	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
8	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0296	SHED METAL	0	100	0	0	1.00	UT	4,400.00	4,400.00	100	2021	2020		100	4,400	
10	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2021	2020		100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	275,925
TOTAL MARKET OB/XF VALUE	19,476
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	314,321
SOH/AGL Deduction	62,223
ASSESSED VALUE	252,098
TOTAL EXEMPTION VALUE	DH DHB HX HB SX 152,822
BASE TAXABLE VALUE	99,276
TOTAL JUST VALUE	415,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	417,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41187	M H		01/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/2540	12/16/2021	QC	U	I	11	100

GRANTOR: BRYAN LINDA

GRANTEE: BRYAN LINDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S24 E64 N24$.

LAND DESCRIPTION

TOTAL OB/XF 19,476

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
3	6200	A	PASTURE 3	0		00	0.00	0.00	14.00	AC		1.00	1.00	1.00	280.00	280.00	3,920							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	105,000							

REVIEW DATE 01/25/2023 BY KS Total Acres: 16.00 Total Land Value: 18,920 Market: 105,000 Agricultural: 3,920 Common: 15,000 PRINTED 11/17/2026 BY SYS

THE E 16 AC OF SW1/4 OF SE1/4.

327-393, 366-440, LE 1034-1075,

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103 NW MACKMARY PLACE
LAKE CITY, FL 32055

2027

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BUILDING CHARACTERISTICS

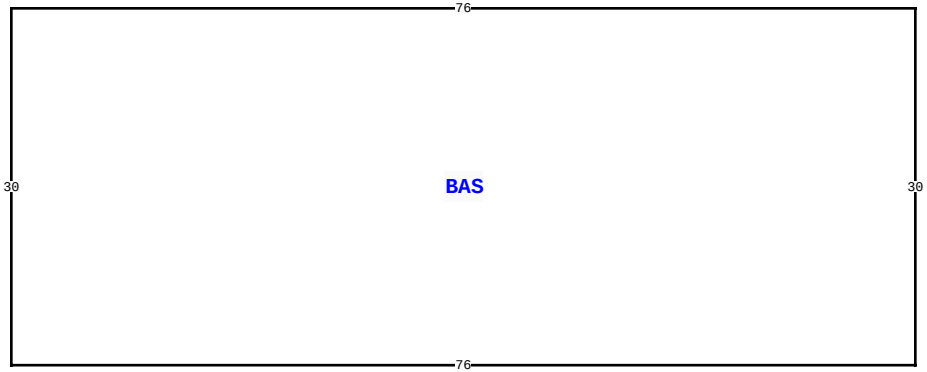
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	7316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	242,446
TOTALS	2,280			2,280	242,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,280	115.5000	114.34	260,695	2021	2021	0	0	0	7.00	93.00

4 MANUF 3 100% - 2022 Heated Area: 2280 HX Base Yr 2022



103 NW MACKMARY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	10/16/2023 SPF

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: BRYAN LINDA

GRANTEE: BRYAN LINDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=20,15] E76 S30 W76 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/25/2023 BY KS Total Acres: 16.00 Total Land Value: 18,920 Market: 105,000 Agricultural: 3,920 Common: 15,000 PRINTED 11/17/2026 BY SYS