

BEG SW COR OF SW1/4 OF SE1/4 RUN
E 658.20 FT, S 1325.76 FT, W 661
EX .22 AC FOR ADD'L R/W OF BRIM

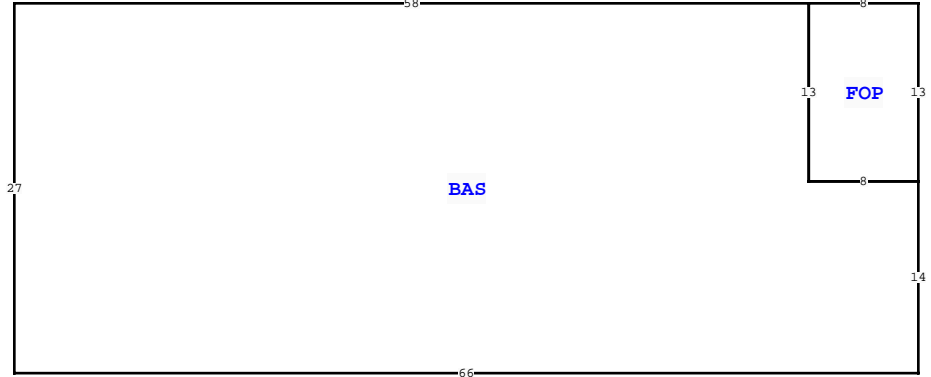
MCFORD ALVIN EDWARD AND SHARON E REVOCABLE TRUST A
801 SW 5TH AVE
DELRAY BEACH, FL 33444

2026

07-4S-16-02807-002

BUILDING CHARACTERISTICS	
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	14 CARPET 90
Interior Floor	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
Architctual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,714	117.9000	70.74	121,248	1995	1995	0	0	60.00	40.00		
1 MOBILE HME 0% - 2026 Heated Area: 1678 HX Base Yr													



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM					
NEIGHBORHOOD/LOC	7416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100		1,678	47,481
FOP	104	35		36	1,019
TOTALS	1,782			1,714	48,499

773 SW BRIM ST, LAKE CITY		BLD DATE	LGL DATE
		XF DATE	LAND DATE
		INC DATE	AG DATE
			05/04/2026 MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	48,499			
TOTAL MARKET OB/XF VALUE	62,720			
TOTAL LAND VALUE - MARKET	148,950			
TOTAL MARKET VALUE	260,169			
SOH/AGL Deduction	0			
ASSESSED VALUE	260,169			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	260,169			
TOTAL JUST VALUE	260,169			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	250,239			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042092	Electrical Servic	0	06/07/2021
11428	M H	125	07/19/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1678	12/23/2025	WD	U	I	11	100
GRANTOR: MCFORD ALVIN EDWARD						
GRANTEE: MCFORD ALVIN EDWARD						
1038/1884	1/24/2005	WD	Q	I		149,900
GRANTOR: MONICA SIMMS SEDONAH						
GRANTEE: ALVIN EDWARD MCFORD						

EXTRA FEATURES																	
L N	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	0070	CARPOT UF	0	0	12	20	240.00	UT	3.00	3.00	100	1993	1993	3	100	720	
2	0030	BARN,MT	0	0	0	0	1.00	UT	37,500.00	37,500.00	100	2021	2020		100	37,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	0	0	0	1.00	UT	17,500.00	17,500.00	100	2021	2020		100	17,500	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W58 S27 E66 N14 FOP= N13 W8 S13 E8\$ W8 N13\$.													

LAND DESCRIPTION														TOTAL OB/XF 62,720										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		A-1	0.00	0.00	19.86	AC		1.00	1.00	1.00	7,500.00	7,500.00	148,950							