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

2027

07-4S-16-02807-002

BUILDING CHARACTERISTICS

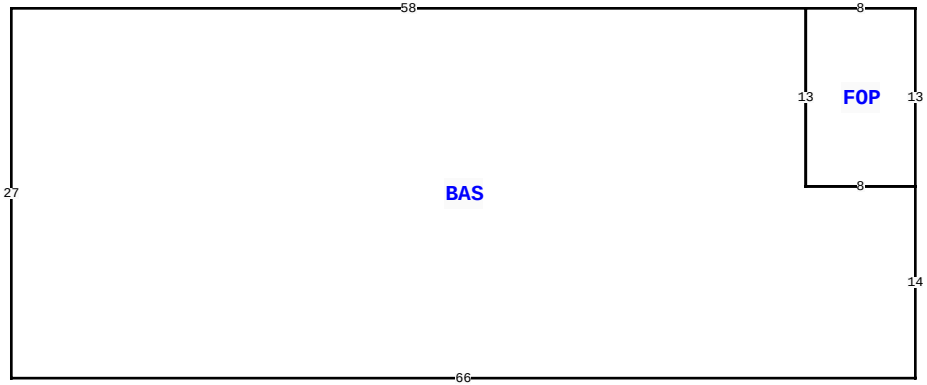
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
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

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	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1678 HX Base Yr



773 SW BRIM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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	0070	CARPORT 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	

COLUMBIA COUNTY PROPERTY

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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	260,169

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S27 E66 N14 FOP= N13 W8 S13 E8$ W8 N13$.

LAND DESCRIPTION

TOTAL OB/XF 62,720

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	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							

REVIEW DATE 02/12/2024 BY JB Total Acres: 19.86 Total Land Value: 148,950 Market: 0 Agricultural: 0 Common: 148,950 PRINTED 11/16/2026 BY SYS