

COMM NE COR OF NE1/4 OF SE1/4, R
 FT FOR POB, RUN S 344 FT TO N R/
 W ALONG R/W 242.91 FT, N ALONG E

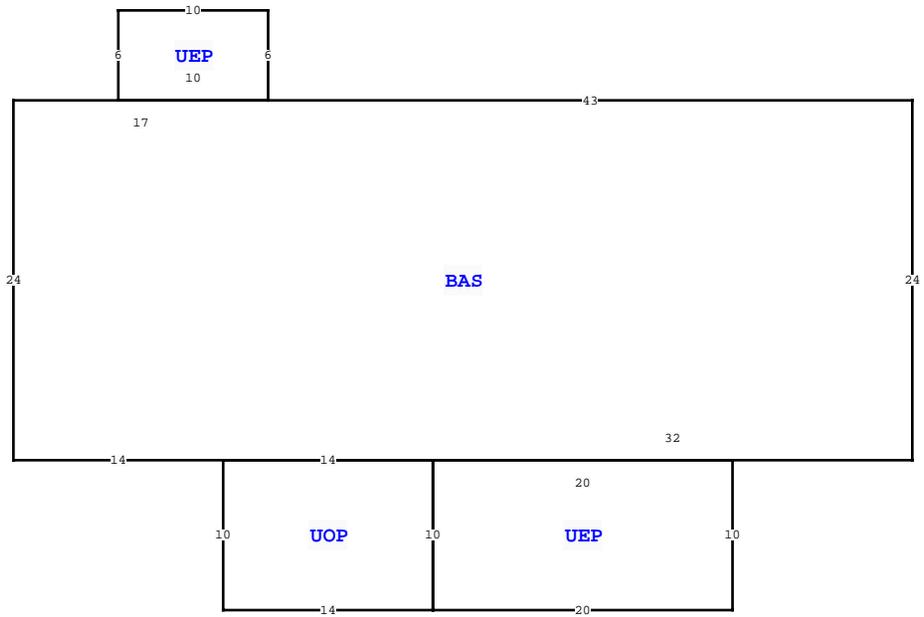
FRENCH MICHELE
 453 SW PARKER LN
 LAKE CITY, FL 32024

2026

07-4S-16-02808-015


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	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		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	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	7416.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
UEP	60	70	
UEP	200	70	
UOP	140	25	
TOTALS	1,840		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 1997									
			Heated Area: 1440			HX Base Yr 1997					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			41,127
TOTAL MARKET OB/XF VALUE			9,860
TOTAL LAND VALUE - MARKET			28,500
TOTAL MARKET VALUE			79,487
SOH/AGL Deduction			34,154
ASSESSED VALUE			45,333
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			20,333
TOTAL JUST VALUE			79,487
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			79,487
XFOB:1:1: CHAD M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0867/2527	10/23/1998	WD	Q	I	01	0
GRANTOR: DAVID MAURER						
GRANTEE: MICHELLE MAURER						
0818/2236	3/08/1996	WD	Q	I		34,000
GRANTOR: LYNWOOD HOLLEY						
GRANTEE: DAVID P MAURER & MI						

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	0294	SHED WOOD/	0	100	16	24	384.00	UT	2.50	2.50	100	0	0	3	100	960	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
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	12	20	240.00	UT	2.50	2.50	100	2006	2006	3	100	600	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
TOTALS															9,860		

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/07/2025 MLU														

LAND DESCRIPTION															TOTAL OB/XF									
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	100		A-1	0.00	0.00	1.90	AC		1.00	1.00	1.00	15,000.00	15,000.00	28,500							