LOT 19 SOUTH COLUMBIA ACRES.
CT 826-2099, 883-383, CT 1142-24

ADKINS KELLI L
157 SW GRASSLAND WAY
LAKE CITY, FL 32024

2027

07-5S-16-03487-023

BUILDING CHARACTERISTICS

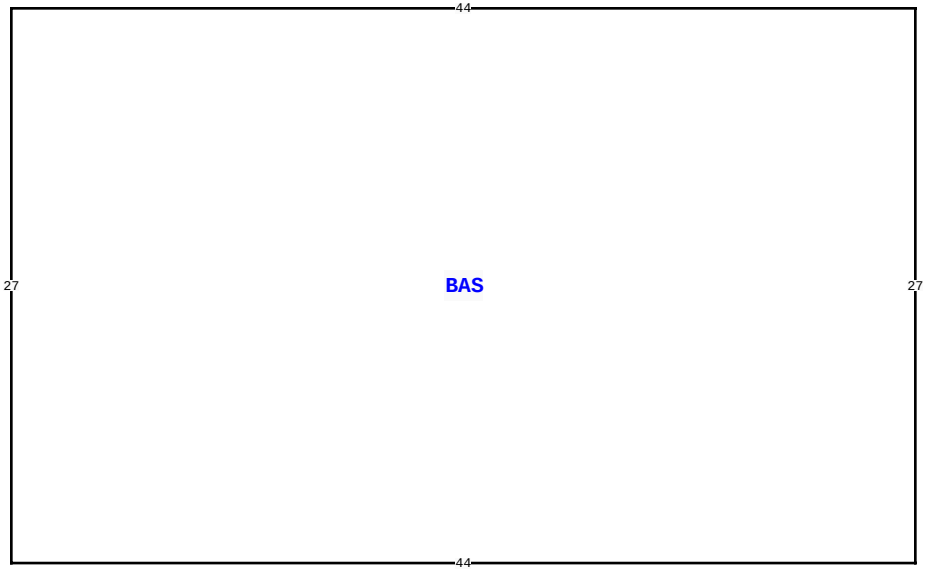
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 02
NEIGHBORHOOD/LOC	7516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	85,251
TOTALS	1,188			1,188	85,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,188	115.0000	110.40	131,155	1997	2010	0	0	0	35.00	65.00

1 MANUF 2 100% - 2021 Heated Area: 1188 HX Base Yr 2021



157 SW GRASSLAND WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,251
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		112,451
SOH/AGL Deduction		29,293
ASSESSED VALUE		83,158
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,747
TOTAL JUST VALUE		112,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,339

PRMT:2:1: R. MORRIS

PRMT:1:1: 24X56

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12213	M H	125	02/28/1997
7278	M H	60	06/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/2593	7/23/2020	WD	Q	I	01	87,000
GRANTOR: BARAK N LLC						
GRANTEE: KELLI L ADKINS						
1391/0149	7/15/2019	WD	U	I	12	25,500
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: BARAK N LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,200

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 08/24/2019 BY BC Total Acres: 1.14 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS