

LOT 4 GRASSLAND ACRES S/D.
817-1363, DC 1388-1361, QC 1391-

TRULUCK BETTY C/TRULUCK ELIZABETH M
435 SW GRASSLAND WAY
LAKE CITY, FL 32024

2026

07-5S-16-03487-104
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	7516.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
UOP	96	25	
TOTALS	1,312		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	0%	2023	Heated Area: 1216			HX Base Yr 2023				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,216	100		1,216	68,632							
UOP	96	25		24	1,355							
TOTALS	1,312			1,240	69,987							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,879
TOTAL MARKET OB/XF VALUE		11,900
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		198,779
SOH/AGL Deduction		24,273
ASSESSED VALUE		174,506
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		73,095
TOTAL JUST VALUE		198,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044426	Mobile Home		05/13/2022
16564	M H	125	02/02/2000
12981	M H	125	08/26/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/2212	5/11/2022	QC	U	I	11	100
GRANTOR: TRULUCK BETTY C						
GRANTEE: TRULUCK BETTY C						
1391/1926	7/13/2019	QC	U	I	11	0
GRANTOR: BETTY TRULUCK						
GRANTEE: BETTY TRULUCK & ELI						

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	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	100	0	0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	300	
3	9947	Septic	0	100	0	0	0	1.00	UT 3,000.00	3,000.00	100			3	100	3,000	
4	0081	DECKING WI	0	100	0	0	0	1.00	UT 100.00	100.00	100	2023	2022		100	100	
5	0296	SHED METAL	0	100	0	0	0	1.00	UT 1,500.00	1,500.00	100	2023	2022		100	1,500	
TOTALS												11,900					

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W76 S16 E44 UOP= S8 E12 N8 W12\$ E32 N16\$.	

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

