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

2027

07-5S-16-03487-104

BUILDING CHARACTERISTICS

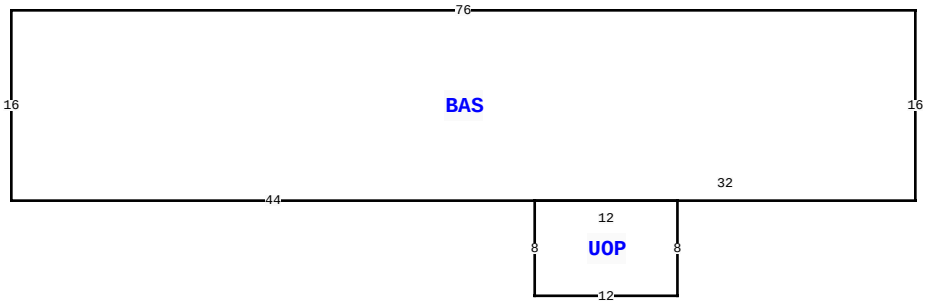
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	66,492
UOP	96	25		24	1,312
TOTALS	1,312			1,240	67,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,240	106.9000	99.42	123,281	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 0% - 2023 Heated Area: 1216 HX Base Yr 2023



435 SW GRASSLAND WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	118,075
TOTAL MARKET OB/XF VALUE	11,900
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	194,975
SOH/AGL Deduction	19,515
ASSESSED VALUE	175,460
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	74,049
TOTAL JUST VALUE	194,975
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,245

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E44 UOP= S8 E12 N8 W12$ E32 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 11,900

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/15/2022 BY JB Total Acres: 5.07 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

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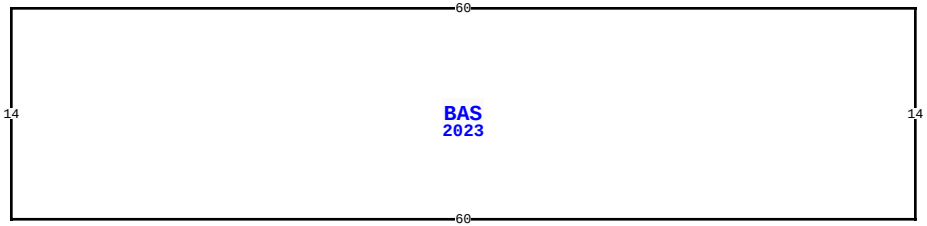
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2023	840	50,270
TOTALS	840			840	50,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	840	117.0000	108.81	91,400	2002	2002	0	0	0	45.00	55.00

3 MANUF 1 100% - 2023 Heated Area: 840 HX Base Yr 2023



435 SW GRASSLAND WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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

COLUMBIA COUNTY PROPERTY

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SOH/AGL Deduction		19,515
ASSESSED VALUE		175,460
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		74,049
TOTAL JUST VALUE		194,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1391/1926	7/13/2019	QC	U	I	11	0
GRANTOR: BETTY TRULUCK						
GRANTEE: BETTY TRULUCK & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,18] E60 S14 W60 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/15/2022 BY JB Total Acres: 5.07 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS