LOT 5 GRASSLAND ACRES S/D.

UNREC AGREEMENT FOR DEED, WD 910

FEEZELL RHONDA CHAFFINS
457 SW GRASSLAND WAY
LAKE CITY, FL 32024

2027

07-5S-16-03487-105

BUILDING CHARACTERISTICS

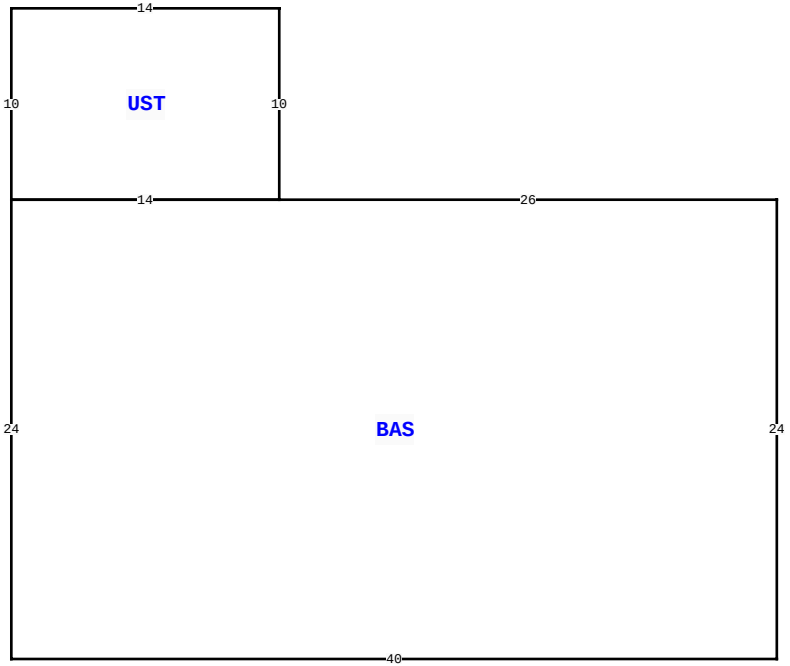
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	7516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	25,090
UST	140	45		63	1,646
TOTALS	1,100			1,023	26,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,023	108.9000	65.34	66,843	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2022 Heated Area: 960 HX Base Yr 2022



519 SW GRASSLAND WAY, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	100	18	20	360.00	UT	3.00	3.00	50	1993	1993	3	50	540	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,737
TOTAL MARKET OB/XF VALUE		14,490
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		106,227
SOH/AGL Deduction		34,983
ASSESSED VALUE		71,244
TOTAL EXEMPTION VALUE	HX HB	46,244
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043935	Mobile Home		04/20/2022
20849	M H	125	07/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/2079	2/17/2022	PB	U	I	18	0
GRANTOR: CHAFFINS DOTTIE DIMPL						
GRANTEE: FEEZELL RHONDA CHAF						
0910/1701	9/08/2000	WD	Q	V	01	15,000
GRANTOR: RODNEY & NORMA DICKS						
GRANTEE: DANNY & DOTTIE CHAF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UST= N10 W14 S10 E14$ W14 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 14,490

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 05/04/2022 BY JB Total Acres: 5.07 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS