LOT 7 GRASSLAND ACRES S/D.
645-51, 834-1851, 954-1888, 962-

PHELPS ELAINE NAPIER/NAPIER CHARLIE
360 SW GRASSLAND WAY
LAKE CITY, FL 32024

2027

07-5S-16-03487-107

BUILDING CHARACTERISTICS

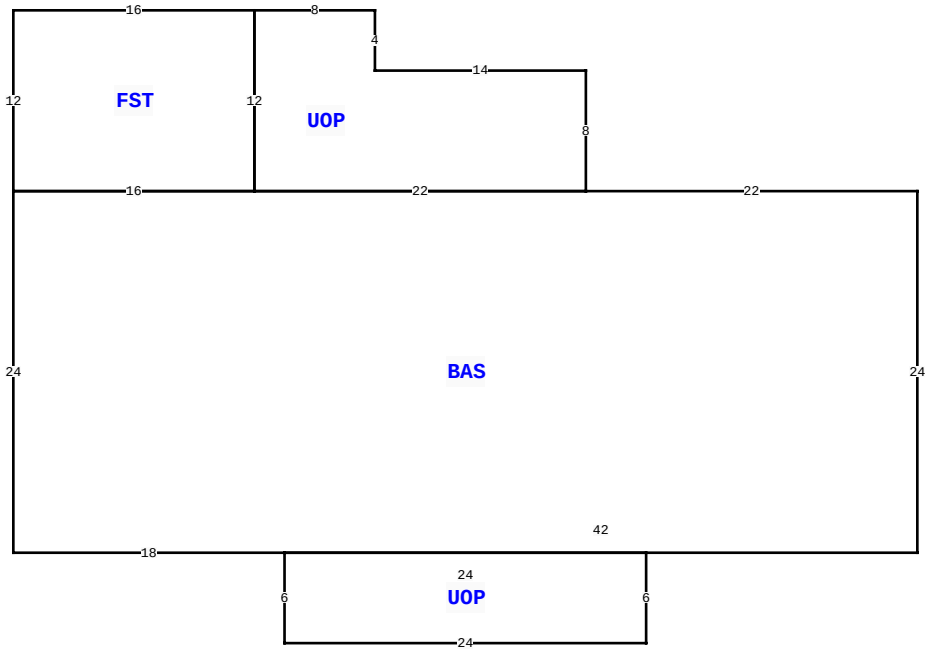
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M 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	1,440	100		1,440	38,673
FST	192	55		106	2,847
UOP	144	25		36	967
UOP	208	25		52	1,396
TOTALS	1,984			1,634	43,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,634	111.9000	67.14	109,707	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 66% - 2026 Heated Area: 1440 HX Base Yr 2026



360 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
1	0060	CARPORT F	0	66	20	20	400.00	UT	2.50	2.50	100	2017	2017	3	100	1,000	
2	0296	SHED METAL	0	66	12	20	240.00	UT	12.00	12.00	100	2006	2006	3	100	2,880	
3	9945	Well/Sept	0	66	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	66	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	9945	Well/Sept	0	66	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0030	BARN,MT	0	66	24	30	720.00	UT	18.00	18.00	100	2026	2025		100	12,960	
7	0296	SHED METAL	0	66	0	0	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500	
8	0296	SHED METAL	0	66	0	0	1.00	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	169,559
TOTAL MARKET OB/XF VALUE	36,340
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	335,899
SOH/AGL Deduction	0
ASSESSED VALUE	335,899
TOTAL EXEMPTION VALUE	HX HB DH DHB SX 152,822
BASE TAXABLE VALUE	183,077
TOTAL JUST VALUE	335,899
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051758	Storage Building	12,500	12/09/2024
000051406	Roof Replacement	12,000	11/06/2024
20592	M H	125	04/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/2027	11/02/2021	LE	U	I	14	100
GRANTOR: NAPIER ANITA FAYE						
GRANTEE: PHELPS ELAINE NAPIE						
0954/1888	5/28/2002	QC	Q	I	06	100
GRANTOR: BONNELL NAPIER & ANIT						
GRANTEE: ERNEST NAPIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N8 W14 N4 W8 S12 E22$ W22 FST= N12 W16 S12E16$ W16 S24 E18 UOP= S6 E24 N6 W24$ E42 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 36,340

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	66		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							
2	0200	C	MBL HM	66					1.00	AC		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/26/2026 BY JB Total Acres: 5.96 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 11/17/2026 BY SYS

LOT 7 GRASSLAND ACRES S/D.

645-51, 834-1851, 954-1888, 962-

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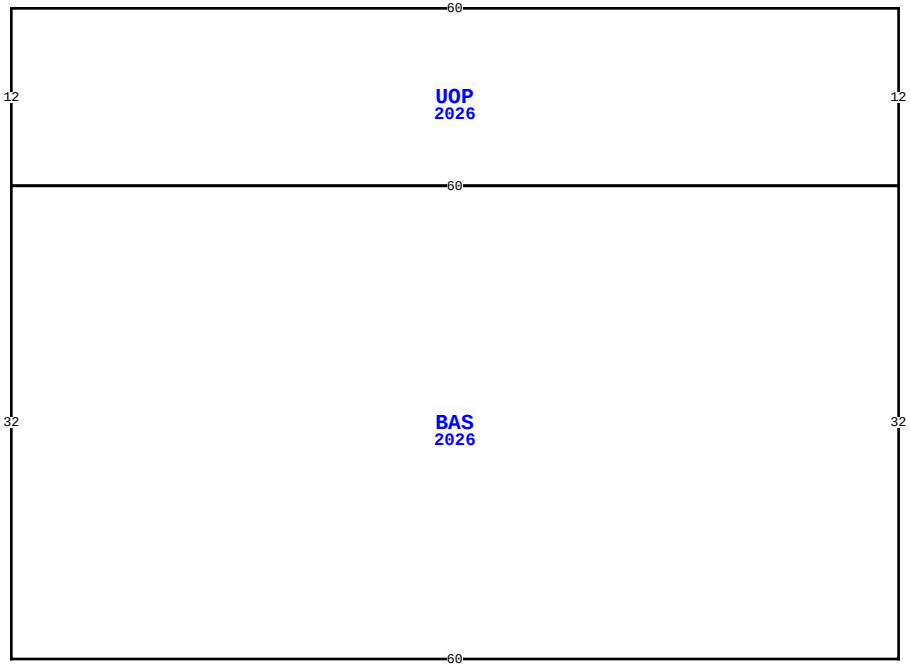
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	0202	MOBILE HOME/M 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	1,920	100	2026	1,920	114,903
UOP	720	25	2026	180	10,772
TOTALS	2,640			2,100	125,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,100	117.0000	108.81	228,501	2003	2003	0	0	0	45.00	55.00

2 MANUF 1 66% - 2026 Heated Area: 1920 HX Base Yr 2026



360 SW GRASSLAND WAY, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

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GRANTOR: NAPIER ANITA FAYE						
GRANTEE: PHELPS ELAINE NAPIE						
0954/1888	5/28/2002	QC	Q	I	06	100
GRANTOR: BONNELL NAPIER & ANIT						
GRANTEE: ERNEST NAPIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=13,13] E60 S32 W60 N32 $
UOP=[YR=2026;ORIG=13,1] E60 S12 W60 N12 $
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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

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 05/26/2026 BY JB Total Acres: 5.96 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 11/17/2026 BY SYS