COMM AT NW COR OF SE1/4 OF NW1/4
E 420 FT FOR POB, S 210 FT, E 21
W 210 FT TO POB & COMM INTERS OF

SHERROD WALTER B JR
206 NE FRASIER LANE
LAKE CITY, FL 32055

2026

08-3S-17-04878-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

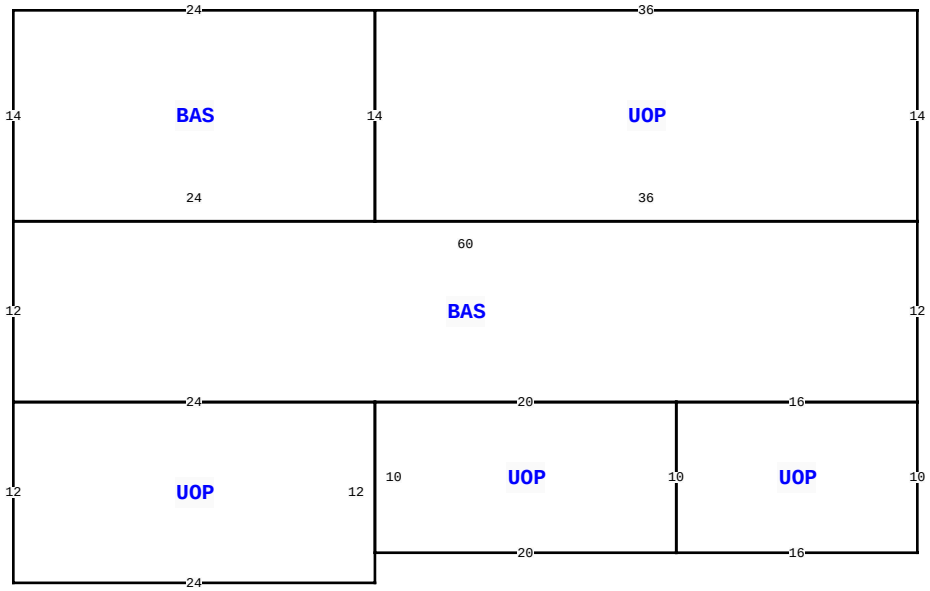
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	8317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	7,324
BAS	720	100		720	15,693
UOP	160	25		40	872
UOP	200	25		50	1,090
UOP	288	25		72	1,569
UOP	504	25		126	2,746
TOTALS	2,208			1,344	29,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	90.8100	54.49	73,235	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1056 HX Base Yr 2023



206 NE FRAZIER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		29,294
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		22,920
TOTAL MARKET VALUE		52,914
SOH/AGL Deduction		9,156
ASSESSED VALUE		43,758
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,758
TOTAL JUST VALUE		52,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/577	11/08/2022	WD	U	I	11	100
GRANTOR: SHERROD TERESA ANN						
GRANTEE: SHERROD WALTER B JR						
1478/2108	11/01/2022	WD	U	I	11	100
GRANTOR: SHERROD WALTER LEROY						
GRANTEE: SHERROD WALTER B JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 UOP= S12 E24 N12 W24$ E24 UOP= S10 E20 N10 W20$ E20 UOP= S10 E16 N10 W16$ E16 N12 UOP= N14 W36 BAS= W24 S14 E24 N14$ S14 E36$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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			0.00	0.00	1.00	AC		1.00	1.00	0.75	12,000.00	9,000.00	9,000							
2	0700	C	MISC RES	100		00	0.00	0.00	1.16	AC		1.00	1.00	1.00	12,000.00	12,000.00	13,920							

REVIEW DATE 08/11/2015 BY DF Total Acres: 2.16 Total Land Value: 22,920 Market: 0 Agricultural: 0 Common: 22,920 PRINTED 06/08/2026 BY SYS