

COMM NE COR OF SE 1/4 OF SEC, W
 POB, S 417 FT, W 1045.81 FT, N 3
 17.09 FT, E 1045.90 FT TO POB EX

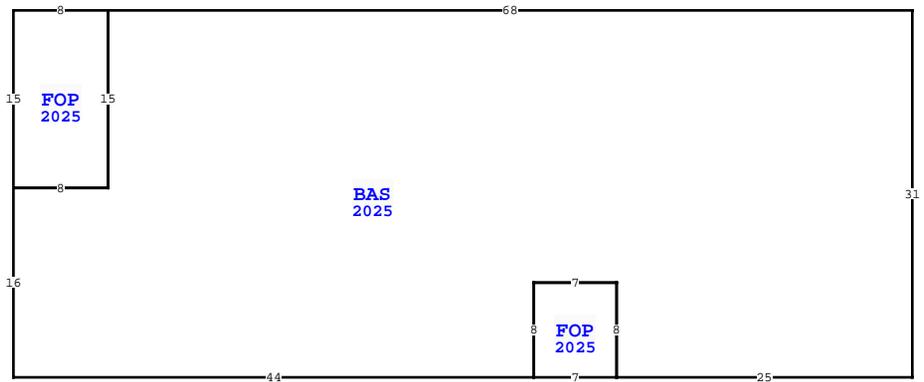
SKINNER PHYLLIS ANN
 2729 SW BIRLEY AVE
 LAKE CITY, FL 32024

2026

08-4S-16-02812-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	06
NEIGHBORHOOD/LOC	8416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,180	100	2025
FOP	56	35	2025
FOP	120	35	2025
TOTALS	2,356		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2025		247,517	2024	2024	0	0	2.00	98.00
				Heated Area: 2180			HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			242,567
TOTAL MARKET OB/XF VALUE			15,750
TOTAL LAND VALUE - MARKET			41,600
TOTAL MARKET VALUE			299,917
SOH/AGL Deduction			12,961
ASSESSED VALUE			286,956
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			185,545
TOTAL JUST VALUE			299,917
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050416	Mobile Home		07/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2711	1/17/2023	WD	Q	V	04	125,000

GRANTOR: HINES FRANK RAY
 GRANTEE: SKINNER PHYLLIS ANN

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/10/2025	MLU

BUILDING NOTES	
BAS=[YR=2025;ORIG=0,-11] W68 S15 W8 S16 E44 N8 E7 S8 E25 N31 \$	
FOP=[YR=2025;ORIG=-76,-11] E8 S15 W8 N15 \$	
FOP=[YR=2025;ORIG=-32,12] E7 S8 W7 N8 \$	

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	0030	BARN,MT	0	100	20	20	1.00	UT	8,750.00	100	2024	2023		100	8,750	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2025	2024		100	7,000	

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	0200	C	MBL HM	100					4.16	AC		1.00	1.00	1.00	10,000.00	10,000.00	41,600							