

COMM NE COR OF SE 1/4 OF SEC, W
W 417.84 FT, S 208.50 FT FOR POB
208.92 FT, N 208.52 FT, E 208.92

KOHN JAYDEN LEE
2761 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02812-015



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	08	SHT VINYL 100	
Interior Floor	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	06
NEIGHBORHOOD/LOC	8416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	2025
TOTALS	1,344		1,344
			39,288

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	- 2025		98,220	1981	1981	0	0	60.00	40.00	
				Heated Area: 1344			HX Base Yr 2025					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> <p>BAS 2025</p> </div> </div>												
				BLD DATE			LGL DATE					
				XF DATE			LAND DATE					
				INC DATE			AG DATE					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		39,288	
TOTAL MARKET OB/XF VALUE		3,000	
TOTAL LAND VALUE - MARKET		11,500	
TOTAL MARKET VALUE		53,788	
SOH/AGL Deduction		469	
ASSESSED VALUE		53,319	
TOTAL EXEMPTION VALUE		HX HB 28,319	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		53,788	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		51,917	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047227	Mobile Home		05/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/427	3/10/2023	WD	U	V	11	100
GRANTOR: HRAPSKI ELIZABETH LEE						
GRANTEE: KOHN JAYDEN LEE						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=18,12] E56 S24 W56 N24 \$											

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	9947	Septic	0	100	0	0		1.00	UT 3,000.00	3,000.00	100	2025	2024	100	3,000	

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					1.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,500							