LOT 6 HICKORY THICKET S/D & COMM
LOT 2 HICKORY THICKET S/D, RUN N
OF S/D 382.14 FT FOR POB, CONT N

MORRIS TONA
309 SE PIUTE WAY
LAKE CITY, FL 32025

2027

09-4S-17-08301-056

BUILDING CHARACTERISTICS

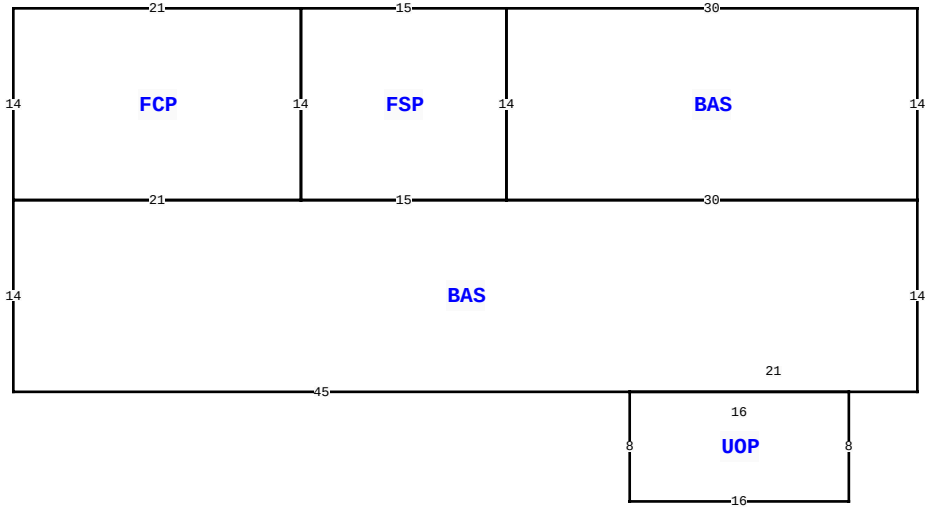
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	12,850
BAS	924	100		924	28,271
FCP	294	25		74	2,264
FSP	210	40		84	2,570
UOP	128	25		32	979
TOTALS	1,976			1,534	46,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,534	127.4900	76.49	117,336	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1344 HX Base Yr



309 SE PIUTE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	50	2004	2004	3	50	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	46,934
TOTAL MARKET OB/XF VALUE	9,100
TOTAL LAND VALUE - MARKET	18,704
TOTAL MARKET VALUE	74,738
SOH/AGL Deduction	0
ASSESSED VALUE	74,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,738
TOTAL JUST VALUE	74,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048869	Electrical Servic	0	12/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2505	2/12/2026	WD	U	I	11	100
GRANTOR: SNEAD DEREK						
GRANTEE: MORRIS TONA						
1559/823	1/23/2026	WD	U	I	11	100
GRANTOR: FULLER LORI						
GRANTEE: SNEAD DEREK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S14 E45 UOP= S8 E16 N8 W16$ E21 N14 BAS= N14 W30 S14 E30$ W30 FSP= N14W15 S14 E15$ W15$ FCP= N14 W21 S14 E21$.

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	9630	C	SWAMP	0		00	0.00	0.00	2.04	AC		1.00	1.00	1.00	100.00	100.00	204							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 2.44 Total Land Value: 18,704 Market: 0 Agricultural: 0 Common: 18,704 PRINTED 11/17/2026 BY SYS