LOT 3 TRAIL ROAD OAKS S/D.

876-864, 881-2109, 950-785, 959-

MARTIN BENJAMIN
1918 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

09-4S-17-08301-093

BUILDING CHARACTERISTICS

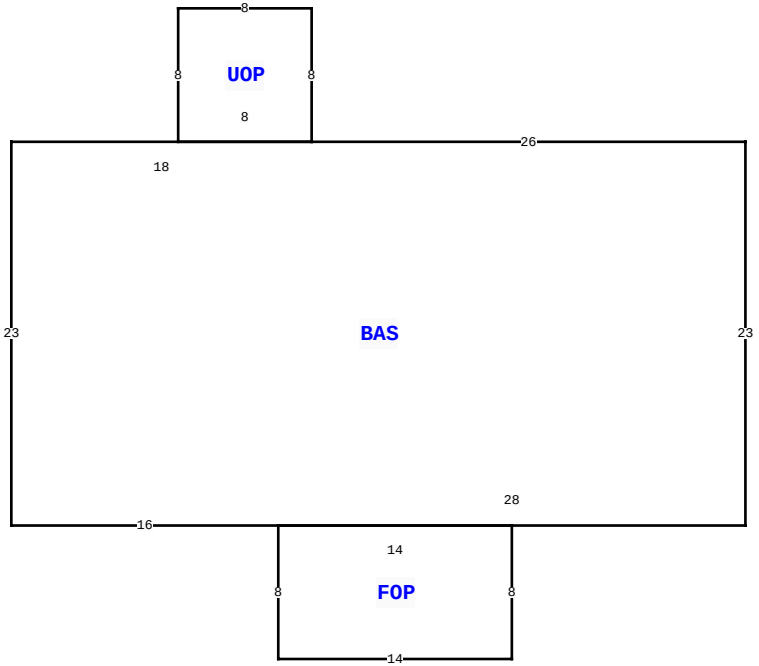
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.1100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	25,336
FOP	112	35		39	976
UOP	64	25		16	400
TOTALS	1,188			1,067	26,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,067	104.3100	62.59	66,784	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 1012 HX Base Yr 2024



1918 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		26,714
TOTAL MARKET OB/XF VALUE		3,100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		48,314
SOH/AGL Deduction		1,482
ASSESSED VALUE		46,832
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,832
TOTAL JUST VALUE		48,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9982	M H	125	07/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1170	11/27/2023	QC	U	I	11	100
GRANTOR: NELSON RACHEL VANN						
GRANTEE: MARTIN BENJAMIN						
1415/1211	7/15/2020	WD	U	I	30	100
GRANTOR: MARC A VANN JR						
GRANTEE: RACHEL VANN NELSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N8 W8 S8 E8$ W18 S23 E16 FOP= S8 E14 N8 W14$ E28 N23$.

LAND DESCRIPTION

TOTAL OB/XF 3,100

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/11/2017 BY DF Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS