LOT 7 BLOCK A HIGH HAMMOCK S/D.
WD 1004-2591.

SNELL WILLIE F/SNELL SHIRLEY
261 SE CHARMONT LN
LAKE CITY, FL 32025

2026

09-4S-17-08301-107

BUILDING CHARACTERISTICS

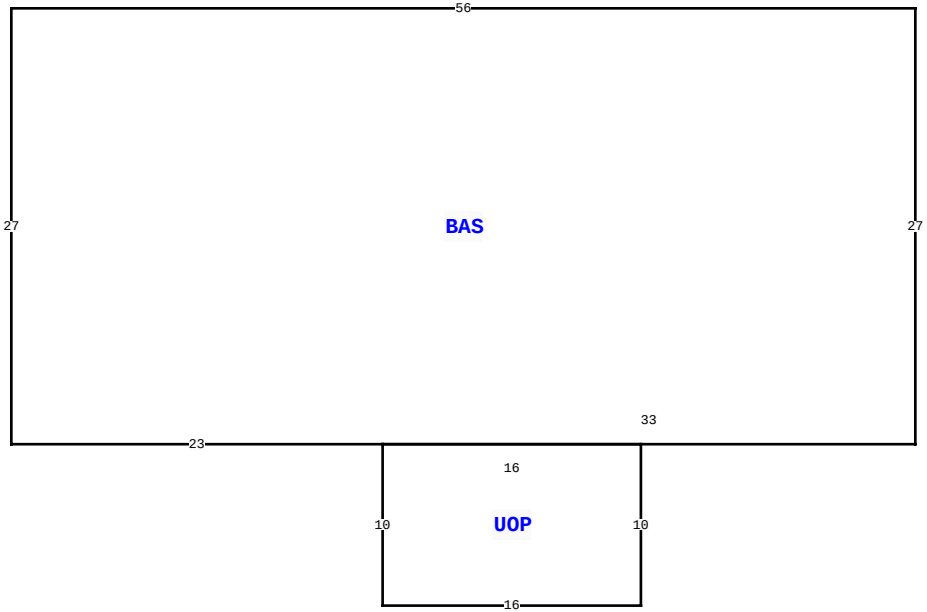
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,784
UOP	160	25		40	1,132
TOTALS	1,672			1,552	43,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,552	117.9000	70.74	109,788	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 1512 HX Base Yr 2015



261 SE CHARMONT LN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	300	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	600	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		43,915
TOTAL MARKET OB/XF VALUE		5,100
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		71,515
SOH/AGL Deduction		36,977
ASSESSED VALUE		34,538
TOTAL EXEMPTION VALUE	HX HB SX	34,538
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		71,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1004/2591	1/21/2004	WD	Q	V	04	12,000

GRANTOR: LENVIL H DICKS

GRANTEE: WILLIE F & SHIRLEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E23 UOP= S10 E16 N10 W16$ E33 N27$.

LAND DESCRIPTION

TOTAL OB/XF 5,100

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	22,500.00	22,500.00	22,500							

REVIEW DATE 04/10/2017 BY DF Total Acres: 0.74 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/10/2026 BY SYS