LOT 10 BLK A HIGH HAMMOCK.

CT 1011-2109, WD 1019-513, WD 10

AVERY MICHAEL/AVERY CHRISTIAN
331 SE CHARMONT LN
LAKE CITY, FL 32025

2027

09-4S-17-08301-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

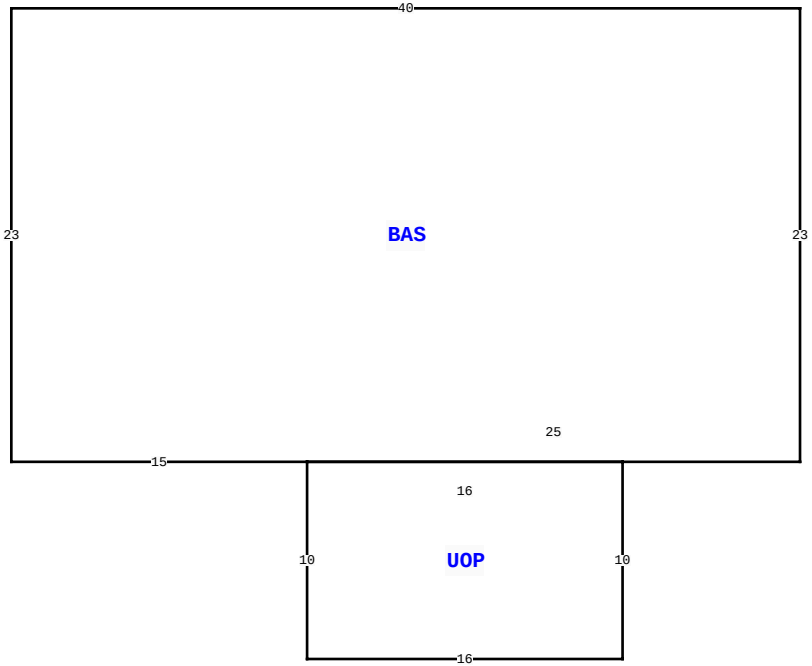
NEIGHBORHOOD/LOC 9417.0600 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	24,928
UOP	160	25		40	1,084
TOTALS	1,080			960	26,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	112.9000	67.74	65,030	1988	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 920 HX Base Yr 2015



331 SE CHARMONT LN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2026 MLU
INC DATE | AG DATE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	26,012
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	52,112
SOH/AGL Deduction	21,114
ASSESSED VALUE	30,998
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	5,998
TOTAL JUST VALUE	52,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,112

PRMT:1:1: BURNHAM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15215	M H	125	06/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1276/2591	6/26/2014	WD	Q	I	01	37,000
GRANTOR: CECIL C FRITH & MARIO						
GRANTEE: MICHAEL & CHRISTIAN						
1019/0513	6/24/2004	WD	Q	I	01	34,500
GRANTOR: JAY S DAVIS						
GRANTEE: CECIL C & MARION E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S23 E15 UOP= S10 E16 N10 W16$ E25 N23$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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: 0.73 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS