LOT 6 BLK B HIGH HAMMOCK.

WD 1068-2646, WD 1077-2612, WD 1

WEARE LOAP, LLC
2678 SW COUNTY ROAD 778
FORT WHITE, FL 32038

2027

09-4S-17-08301-126

BUILDING CHARACTERISTICS

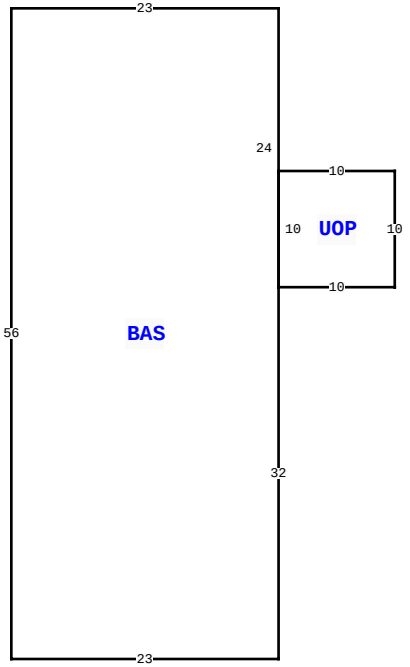
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,288	100		1,288	63,975
UOP	100	25		25	1,242
TOTALS	1,388			1,313	65,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,313	97.1100	90.31	118,577	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1288 HX Base Yr



232 SE BEADIE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	65,217
TOTAL MARKET OB/XF VALUE	3,050
TOTAL LAND VALUE - MARKET	19,425
TOTAL MARKET VALUE	87,692
SOH/AGL Deduction	0
ASSESSED VALUE	87,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,692
TOTAL JUST VALUE	87,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2472	8/31/2026	TD	U	I	18	35,100
GRANTOR: CLERK OF COURT						
GRANTEE: WEARE LOAP, LLC						
1422/0088	10/10/2019	CD	U	I	21	70,000
GRANTOR: CFM REI LLC						
GRANTEE: LATASHA CRUSAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S56 E23 N32 UOP= E10 N10 W10 S10$ N24$.

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,050

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.05	18,500.00	19,425.00	19,425							

REVIEW DATE 04/10/2017 BY DF Total Acres: 0.99 Total Land Value: 19,425 Market: 0 Agricultural: 0 Common: 19,425 PRINTED 11/17/2026 BY SYS