LOT 4 BLK C HIGH HAMMOCK.

WD 1010-8, WD 1462-1538,

TURBEVILLE CLAYTON DYLAN
243 SW BEACON WAY
LAKE CITY, FL 32025

**2027**

**09-4S-17-08301-154**

## BUILDING CHARACTERISTICS

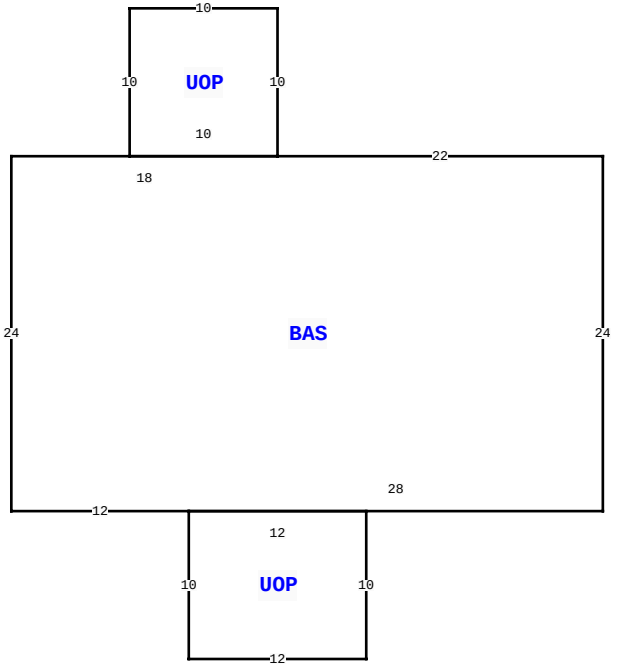
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 960 | 100 | | 960 | 49,210 |
| UOP | 100 | 25 | | 25 | 1,282 |
| UOP | 120 | 25 | | 30 | 1,538 |
| TOTALS | 1,180 | | | 1,015 | 52,029 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,015 | 116.5000 | 93.20 | 94,598 | 1998 | 2004 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 2026 Heated Area: 960 HX Base Yr




156 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 | 52,029 |
| TOTAL MARKET OB/XF VALUE | 4,200 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 78,729 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 78,729 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 78,729 |
| TOTAL JUST VALUE | 78,729 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 79,376 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13691 | M H | 125 | 02/25/1998 |
| 12403 | M H | 125 | 04/14/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1462/1538 | 3/22/2022 | WD | Q | I | 01 | 90,000 |
| GRANTOR: DAVIS JAY | | | | | | |
| GRANTEE: TURBEVILLE CLAYTON | | | | | | |
| 1010/0008 | 3/09/2004 | WD | Q | V | 01 | 60,500 |
| GRANTOR: LENVIL H DICKS | | | | | | |
| GRANTEE: JAY DAVIS | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W22 UOP= N10 W10 S10 E10$ W18 S24 E12 UOP= S10 E12 N10 W12$ E28 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1998 | 1998 | 3 | 100 | 1,200 | |
| 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 4,200

| 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 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 09/14/2022 BY CP Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS