LOT 14 BLK C HIGH HAMMOCK.
CT 1011-746, WD 1068-2438, WD 10

DAWSON ERIN
189 SE RHETT PL
LAKE CITY, FL 32025

2027

09-4S-17-08301-164

BUILDING CHARACTERISTICS

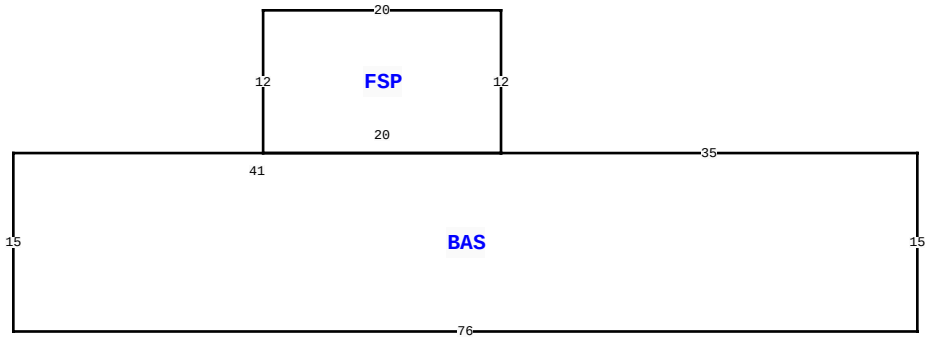
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,140	100		1,140	101,257
FSP	240	40		96	8,527
TOTALS	1,380			1,236	109,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,236	113.7000	105.74	130,695	2017	2017	0	0	0	16.00	84.00

2 MANUF 1 0% - 0 Heated Area: 1140 HX Base Yr



255 SE BEADIE DR, 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	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	750	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	109,784
TOTAL MARKET OB/XF VALUE	3,750
TOTAL LAND VALUE - MARKET	20,350
TOTAL MARKET VALUE	133,884
SOH/AGL Deduction	0
ASSESSED VALUE	133,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,884
TOTAL JUST VALUE	133,884
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,067

PRMT:1:1: WRIGHT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35576	M H	0	07/19/2017
21713	M H	300	04/08/2004
14042	M H	125	05/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/1332	6/21/2017	WD	Q	I	01	22,000
GRANTOR: JULIA WINSBERG						
GRANTEE: ERIN DAWSON						
1068/2439	12/19/2005	WD	Q	I		38,900
GRANTOR: JAY DAVIS						
GRANTEE: JULIA WINSBERG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FSP= N12 W20 S12 E20$ W41 S15 E76 N15$.

LAND DESCRIPTION

TOTAL OB/XF 3,750

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 04/10/2017 BY DF Total Acres: 1.19 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/17/2026 BY SYS