COMM SE COR OF NE1/4 OF NE1/4, R
FOR POB, CONT W 656.71 FT, N 810
LINE LEE DAIRY RD, RUN E ALONG R

KRUMMEL CANDICE J/MILLER DANIEL A
246 SW DAIRY ST
LAKE CITY, FL 32024

**2027**

**09-5S-16-03496-105**

## BUILDING CHARACTERISTICS

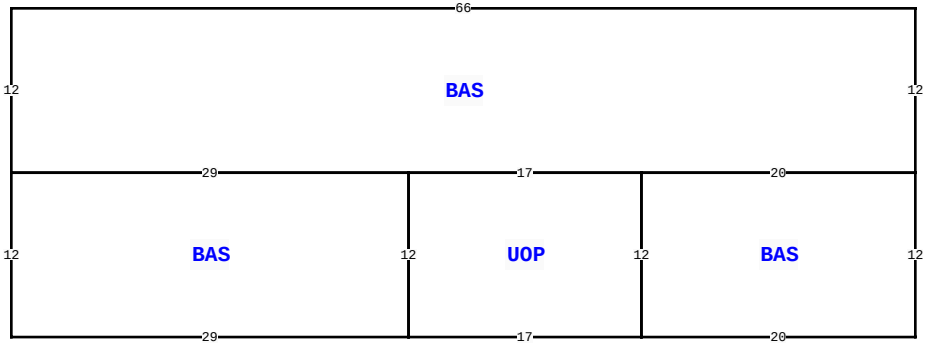
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 50 |
| Exterior Wall | 31 | VINYL SID 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 9516.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 240 | 100 | | 240 | 5,057 |
| BAS | 348 | 100 | | 348 | 7,333 |
| BAS | 792 | 100 | | 792 | 16,689 |
| UOP | 204 | 25 | | 51 | 1,075 |
| TOTALS | 1,584 | | | 1,431 | 30,154 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,431 | 87.8040 | 52.68 | 75,385 | 1976 | 1976 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 1380 HX Base Yr




244 SW DAIRY ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 MLU |
| 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1996 | 1996 | 3 | 100 | 300 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2006 | 2006 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |
| 5 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 400 | |
| 6 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 400 | |
| 7 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 200 | |
| 8 | 0255 | MBL HOME S | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 30,154 |
| TOTAL MARKET OB/XF VALUE | 10,100 |
| TOTAL LAND VALUE - MARKET | 104,850 |
| TOTAL MARKET VALUE | 145,104 |
| SOH/AGL Deduction | 18,895 |
| ASSESSED VALUE | 126,209 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 126,209 |
| TOTAL JUST VALUE | 145,104 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 145,104 |

SALE:2:1: 12.00 AC WITH WELL & SEPTIC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1046/2653 | 5/19/2005 | WD | Q | V | 04 | 33,000 |
| GRANTOR: BULLARD DEAS | | | | | | |
| GRANTEE: ALMA L TILLMAN | | | | | | |
| 0827/0353 | 8/27/1996 | WD | Q | V | 02 | 0 |
| GRANTOR: ALMA TILLMAN | | | | | | |
| GRANTEE: MERLE L ANSON AS TO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S12 BAS= S12 E29 N12 W29$ E29 UOP= S12 E17 N12 W17$ E17 BAS= S12 E20 N12 W20$ E20 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 10,100

| 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 | 0102 | C | SFR/MH | 0 | | 00 | 0.00 | 0.00 | 11.65 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 104,850 | | | | | | | |

REVIEW DATE 08/28/2019 BY BC Total Acres: 11.65 Total Land Value: 104,850 Market: 0 Agricultural: 0 Common: 104,850 PRINTED 11/17/2026 BY SYS