COMM NE COR OF SEC, RUN W 419.30
CONT W 585.62 FT, S 492.86 FT TO
RD, E 458.96 FT, N 13 DEG E 522.

TEAGUE MARCIA REVOCABLE TRUST
255 SW DAIRY ST
LAKE CITY, FL 32024

2027

09-5S-16-03496-108

BUILDING CHARACTERISTICS

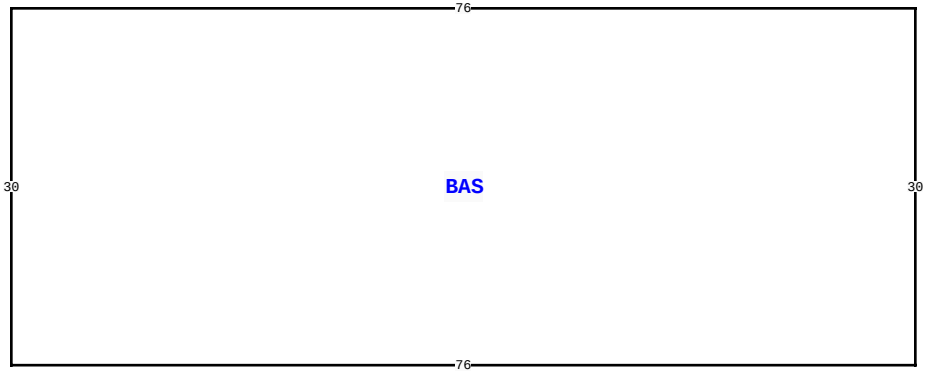
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	9516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	132,836
TOTALS	2,280			2,280	132,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	105.93	241,520	2005	2005	0	0	0	45.00	55.00

3 MANUF 1 100% - 0 Heated Area: 2280 HX Base Yr



255 SW DAIRY ST, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,836
TOTAL MARKET OB/XF VALUE		14,100
TOTAL LAND VALUE - MARKET		69,000
TOTAL MARKET VALUE		215,936
SOH/AGL Deduction		99,206
ASSESSED VALUE		116,730
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,319
TOTAL JUST VALUE		215,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,366

XFOB:1:1: 1993 FLEETWOOD MH

SALE:1:1: 6 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35311	MAINT/ALTR	75	05/12/2017
22794	M H	291	03/03/2005
15883	M H	125	08/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/0234	2/18/2018	WD	U	I	11	100
GRANTOR: MARCIA TEAGUE						
GRANTEE: M TEAGUE AS TRUSTEE						
0767/0308	5/04/1992	CD	U	V	13	20,000
GRANTOR: CHRIS BULLARD						
GRANTEE: MARCIA TEAGUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	900	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
10	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 14,100

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	57,500							
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,500							

REVIEW DATE 09/03/2019 BY BC Total Acres: 6.00 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 11/17/2026 BY SYS