

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

2026

09-5S-16-03496-108



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,280	100	
TOTALS	2,280		137,112

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
20201	02	2,280	113.9000	109.34	249,295	2005	2005	0	0	45.00	55.00													
3 MANUF 1 100% - 0			Heated Area: 2280			HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/22/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	04/22/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				137,112	
TOTAL MARKET OB/XF VALUE				14,100	
TOTAL LAND VALUE - MARKET				69,000	
TOTAL MARKET VALUE				220,212	
SOH/AGL Deduction				106,991	
ASSESSED VALUE				113,221	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				61,810	
TOTAL JUST VALUE				220,212	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				214,366	
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1993
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019
10	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019

TOTAL OB/XF													14,100			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT				
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00				
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00				

BUILDING NOTES												
BAS= W76 S30 E76 N30\$.												

BUILDING DIMENSIONS												
BAS= W76 S30 E76 N30\$.												

LAND DESCRIPTION													TOTAL OB/XF				14,100			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT								
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00								
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00								