COMM SW COR OF SEC, RUN NE 345.1
CONT NE 409.60 FT TO SW R/W OF C
R/W 747.83 FT, SOUTH 341.13 FT,

BERRY DAVID/BERRY JULIE
119 NW ELLA ALLEN CT
LAKE CITY, FL 32055

2026

10-3S-16-02054-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 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	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
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	05	05

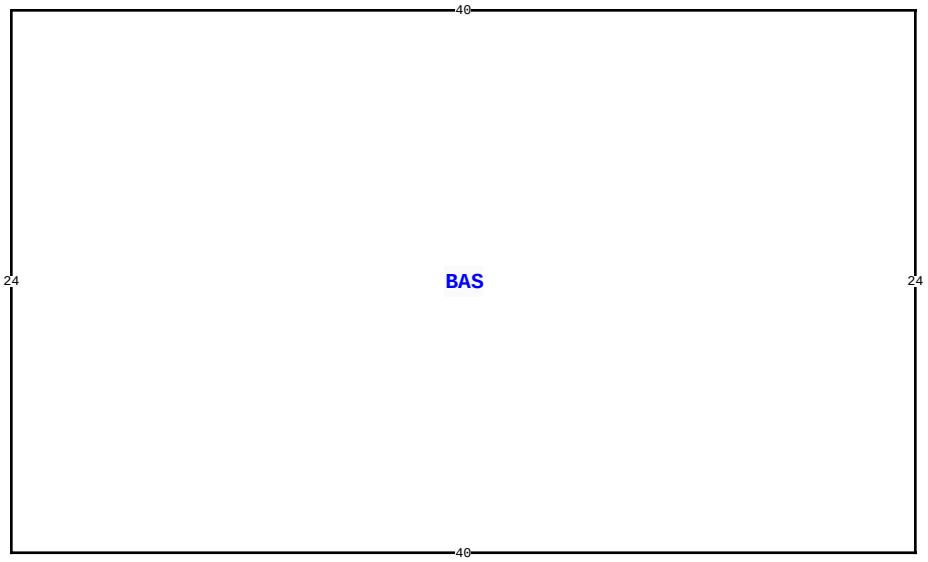
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	21,132
TOTALS	960			960	21,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	91.7100	55.03	52,829	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 960 HX Base Yr



119 NW ELLA ALLEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		21,132
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		38,340
TOTAL MARKET VALUE		66,872
SOH/AGL Deduction		36,346
ASSESSED VALUE		30,526
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,526
TOTAL JUST VALUE		66,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,352

XFOB:1:1: SKYLINE MH

BLDG:1:1: SKYLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1021/0390	7/19/2004	WD	Q	I	06	100
GRANTOR: HALL						
GRANTEE: BERRY						
0637/0524	11/17/1987	WD	Q	V		3,800
GRANTOR: HALL						
GRANTEE: BERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	100		A-1	0.00	0.00	4.26	AC		1.00	1.00	1.00	9,000.00	9,000.00	38,340							

REVIEW DATE 02/16/2023 BY KS Total Acres: 4.26 Total Land Value: 38,340 Market: 0 Agricultural: 0 Common: 38,340 PRINTED 05/29/2026 BY SYS