

BEG NW COR OF SW1/4 OF SE1/4, RU
295.64 FT, W 447 FT, N 295.63 FT
POB. (AKA LOTS 11 & 44 OSCEOLA

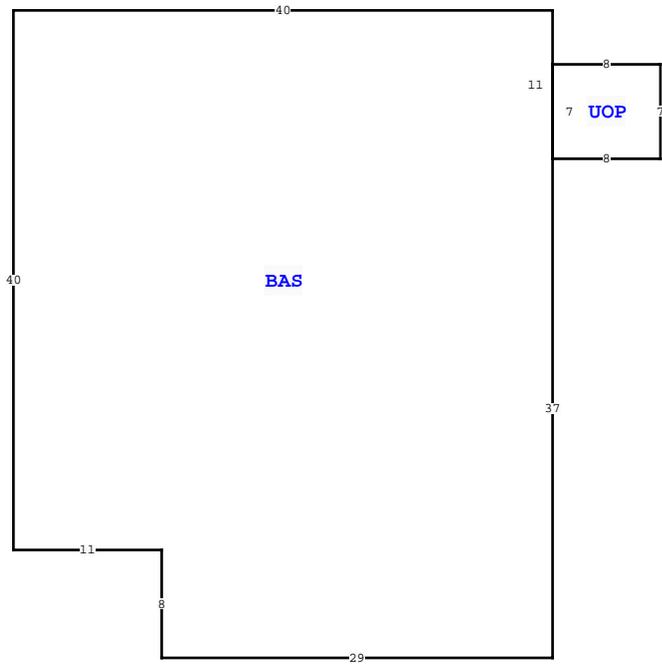
TUCKER MARY R REVOCABLE LIVING TRUST
458 NE ERIK WAY
LAKE CITY, FL 32055

2026

10-3S-18-10269-044

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Architctual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200MOBILE HOME		
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	10318.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,832	100	
UOP	56	25	
TOTALS	1,888		1,846 51,791

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100% - 0		70.14	129,478	1986	1986		0	0	60.00	40.00
Heated Area: 1832 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			51,791
TOTAL MARKET OB/XF VALUE			16,300
TOTAL LAND VALUE - MARKET			13,095
TOTAL MARKET VALUE			81,186
SOH/AGL Deduction			33,073
ASSESSED VALUE			48,113
TOTAL EXEMPTION VALUE	98 HX HB		48,113
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			81,186
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			81,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043142	Electrical Servic	0	11/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/844	5/05/2021	WD	U	I	11	100
GRANTOR: TUCKER MARY R						
GRANTEE: TUCKER MARY R REVOC						
0689/0591	6/23/1989	WD	U	I		48,000
GRANTOR: BOARDMAN DON						
GRANTEE: TUCKER ALLAN						

EXTRA FEATURES																	
L N	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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPIC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1986	1986	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	2.91	AC		1.00	1.00	0.75	6,000.00	4,500.00	13,095							

REVIEW DATE 12/06/2021 BY JB																								
Total Acres: 2.91					Total Land Value: 13,095					Market: 0					Agricultural: 0					Common: 13,095				