COMM SW COR OF SEC, SAID PT BEIN
UPCHURCH RD, RUN N 112 FT, E 176
POB, RUN N 247.39 FT TO S R/W FU

MORRIS DANA LEE/MURPHY RICHARD LEE
246 SW FULTON PL
LAKE CITY, FL 32055

2027

10-4S-16-02860-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 06

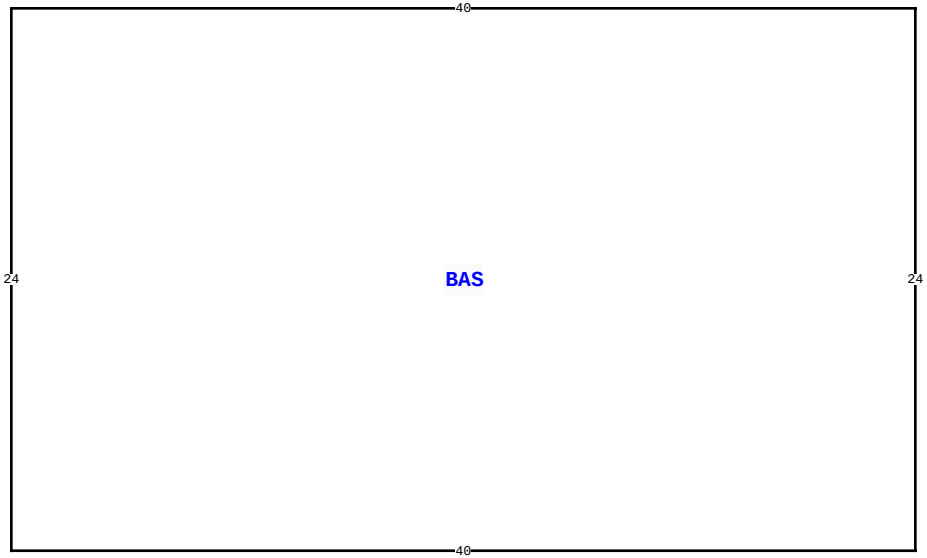
NEIGHBORHOOD/LOC 10416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	41,295
TOTALS	960			960	41,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	960	102.9000	56.60	54,336	1984	2014	0	0	0	24.00	76.00

4 MH/NOTITLE 100% - 2025 Heated Area: 960 HX Base Yr 2025



246 SW FULTON PL, LAKE CITY

BLD DATE		LGL DATE	
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		41,295
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		9,680
TOTAL MARKET VALUE		59,675
SOH/AGL Deduction		0
ASSESSED VALUE		59,675
TOTAL EXEMPTION VALUE	HX HB	34,675
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		59,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,675

BLDG:1:1: SKYL MH (RP'D-MABEL OR JOHN LOCH)

SALE:1:1: 0.88 AC W/ SEPTIC TANK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33282	RECONNECT	75	08/17/2015
20771	M H	125	06/04/2003
15332	M H	125	04/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/579	2/09/2022	WD	Q	I	01	89,900
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: MORRIS DANA LEE						
1161/2453	11/06/2008	WD	Q	I		8,000
GRANTOR: MARGARET ANSON						
GRANTEE: FLORIDA HOLDINGS TR						

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	0296	SHED METAL	0	100	0	0	80.00	UT	7.50	7.50	100	2007	2007	3	100	600	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
5	0001	RES MISC	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	0.88	AC		1.00	1.00	1.00	11,000.00	11,000.00	9,680							

REVIEW DATE 01/19/2024 BY KS Total Acres: 0.88 Total Land Value: 9,680 Market: 0 Agricultural: 0 Common: 9,680 PRINTED 11/17/2026 BY SYS