

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

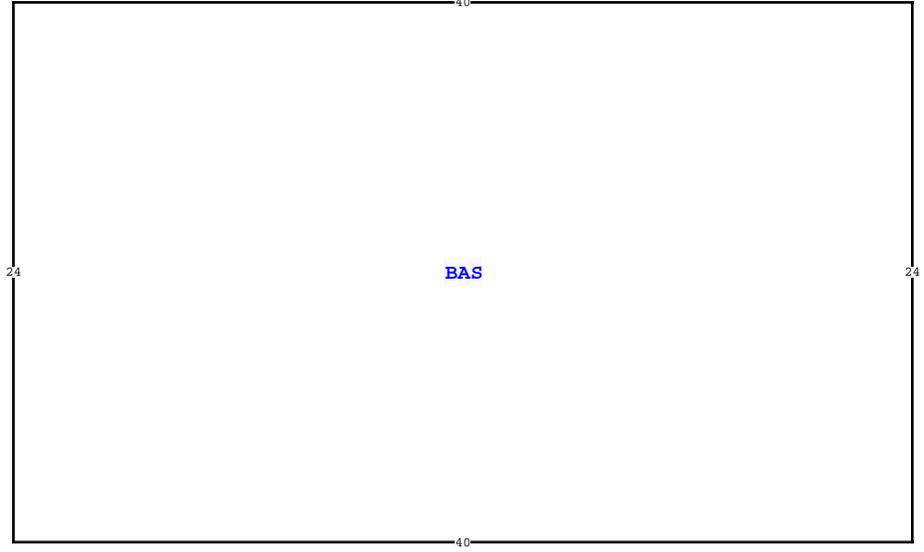
MORRIS DANA LEE/MURPHY RICHARD LEE
246 SW FULTON PL
LAKE CITY, FL 32055

2026

10-4S-16-02860-012

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	960	100	
TOTALS	960		42,791

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4	MH/NOTITLE	100% - 2025		58.65	56,304	1984	2014	0	0	24.00	76.00
				Heated Area: 960			HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		42,791	
TOTAL MARKET OB/XF VALUE		8,700	
TOTAL LAND VALUE - MARKET		9,680	
TOTAL MARKET VALUE		61,171	
SOH/AGL Deduction		0	
ASSESSED VALUE		61,171	
TOTAL EXEMPTION VALUE		HX HB 36,171	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		61,171	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		61,305	
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						

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

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
246 SW FULTON PL, LAKE CITY											

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W40 S24 E40 N24\$.						

LAND DESCRIPTION																								
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	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							