LOT 2 CHIPDALE ESTATES S/D.

776-401, 834-1784, WD 1081-1132,

DOWNING KENNETH/DOWNING ALLISON
2582 SW SR 247
LAKE CITY, FL 32024

2027

10-4S-16-02862-102

BUILDING CHARACTERISTICS

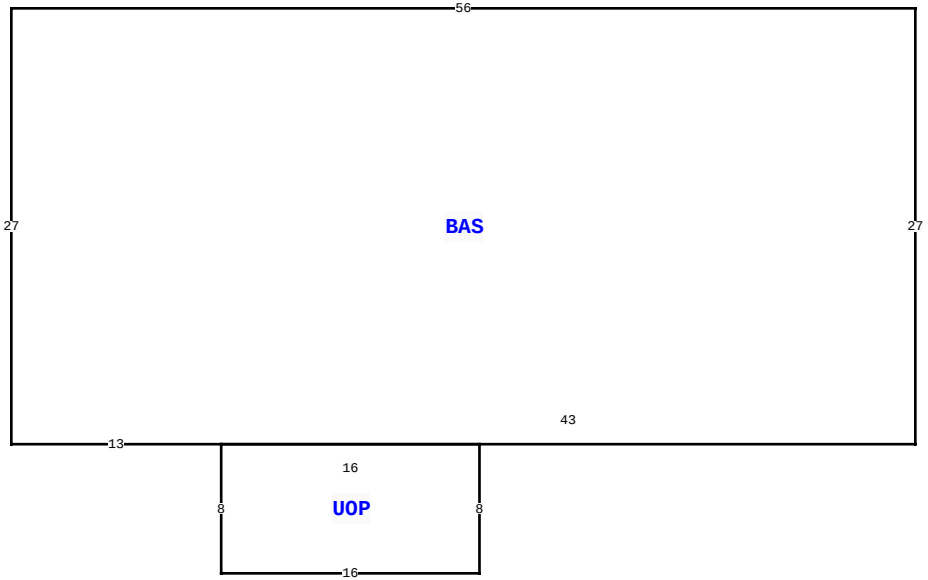
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	107,609
UOP	128	25		32	2,278
TOTALS	1,640			1,544	109,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	1,544	137.6550	129.40	199,794	1994	1994	0	0	0	45.00	55.00

1 MODULAR 1 0% - 0 Heated Area: 1512 HX Base Yr



2582 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	100	2,000	
2	0060	CARPORT F	0	0	28	48	1,344.00	UT	10.00	10.00	100	2008	2008	3	100	13,440	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
8	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
9	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	109,887
TOTAL MARKET OB/XF VALUE	28,840
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	157,227
SOH/AGL Deduction	0
ASSESSED VALUE	157,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,227
TOTAL JUST VALUE	157,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26313	GARAGE	150	10/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/1514	3/05/2015	WD	Q	I	01	118,000
GRANTOR: DAVID & TERESA CHEATH						
GRANTEE: KENNETH & ALLISON D						
1081/1132	4/21/2006	WD	Q	I		115,300
GRANTOR: TERES J VEAL						
GRANTEE: DAVID & TERESA CHEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E13 UOP= S8 E16N8 W16$ E43 N27$.

LAND DESCRIPTION

TOTAL OB/XF 28,840

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	0201	C	MOD HOME	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2024 BY JB Total Acres: 1.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS