(AKA LOT 1, SUMMER'S SURVEY UNR BLOCK 31 COLUMBIA CITY; ALL MORE FOLLOWS):

LYONS MARY ELIZABETH
241 SW ETERNAL CT
LAKE CITY, FL 32024

**2027**

**10-5S-16-03509-001**

## 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 | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0201 | MODULAR HOME |

MAP NUM | MKT AREA 01

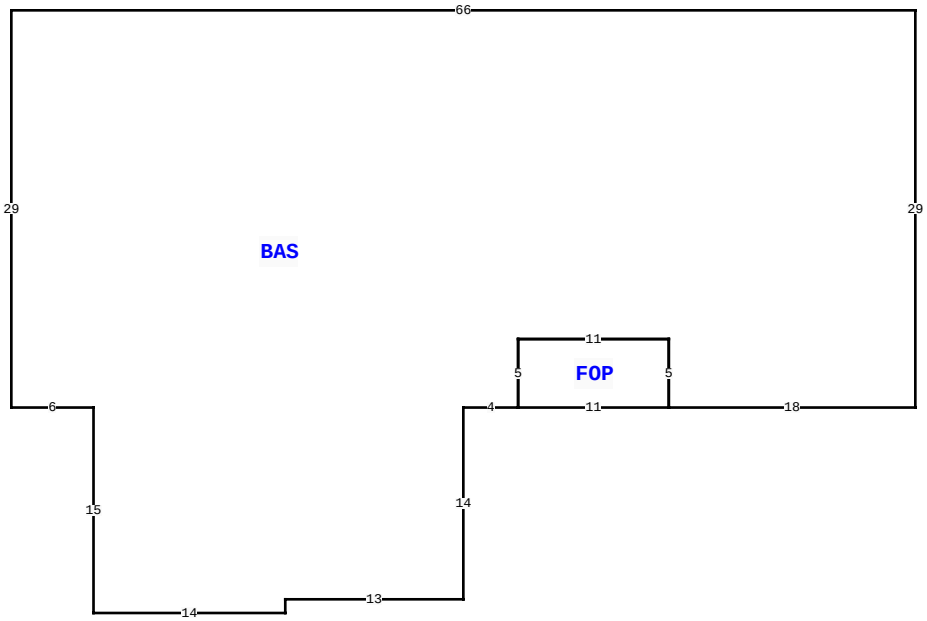
NEIGHBORHOOD/LOC 10516.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,251 | 100 | | 2,251 | 126,616 |
| FOP | 55 | 30 | | 16 | 900 |
| TOTALS | 2,306 | | | 2,267 | 127,515 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0210 | 01 | 2,267 | 108.8000 | 102.27 | 231,846 | 2007 | 2007 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MODULAR 1 100% - 2008 Heated Area: 2251 HX Base Yr 2008




241 SW ETERNAL CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2026 MLU |
| 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 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 127,515 |
| TOTAL MARKET OB/XF VALUE | | 8,200 |
| TOTAL LAND VALUE - MARKET | | 26,460 |
| TOTAL MARKET VALUE | | 162,175 |
| SOH/AGL Deduction | | 30,032 |
| ASSESSED VALUE | | 132,143 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 106,411 |
| BASE TAXABLE VALUE | | 25,732 |
| TOTAL JUST VALUE | | 162,175 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 162,175 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046130 | Roof Replacement | 7,000 | 12/19/2022 |
| 25575 | SFR | 275 | 02/28/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1505/1472 | 12/21/2023 | LE | U | I | 14 | 0 |
| GRANTOR: LYONS MARY ELIZABETH | | | | | | |
| GRANTEE: LYONS MARY ELIZABEH | | | | | | |
| 1100/0606 | 9/18/2006 | TR | Q | V | 01 | 4,500 |
| GRANTOR: THERESA BENDER TRUSTE | | | | | | |
| GRANTEE: COLLIS VANCE & MARY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S29 E6 S15 E14 N1 E13 N14 E4 FOP= E11 N5 W11 S5$ N5 E11 S5 E18 N29$.

## LAND DESCRIPTION

TOTAL OB/XF 8,200

| 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 | 100 | | A-1 | 0.00 | 0.00 | 1.54 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 18,480 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | | 0.00 | 0.00 | 0.57 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 7,980 | | | | | | | |

REVIEW DATE 01/27/2023 BY JS Total Acres: 2.11 Total Land Value: 26,460 Market: 0 Agricultural: 0 Common: 26,460 PRINTED 11/17/2026 BY SYS