COMM SE COR OF LOT 12 PECAN ACRE
FT, S 33 FT, E 125.40 FT, S 210.
FT, S 15.86 FT FOR POB, N 79 DEG

HILLHOUSE KAYLEE CHEYENNE
256 SW ETERNAL CT
LAKE CITY, FL 32024

**2027**

**10-5S-16-03509-003**

## BUILDING CHARACTERISTICS

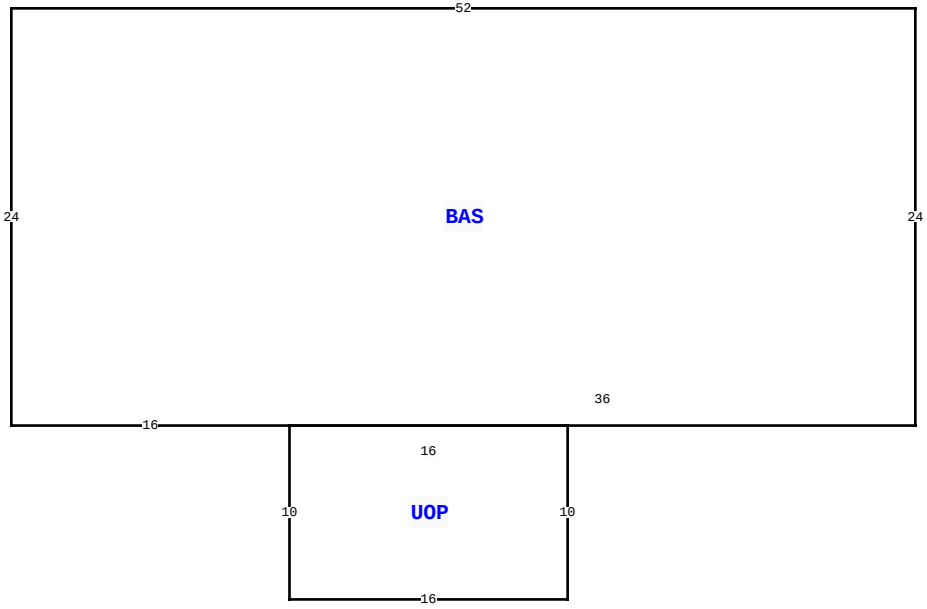
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 05 | 05 |
| DOR CODE | 0200 | MOBILE 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 | 1,248 | 100 | | 1,248 | 35,314 |
| UOP | 160 | 25 | | 40 | 1,132 |
| TOTALS | 1,408 | | | 1,288 | 36,445 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,288 | 117.9000 | 70.74 | 91,113 | 1994 | 1994 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2022 Heated Area: 1248 HX Base Yr 2022




256 SW ETERNAL CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 36,445 |
| TOTAL MARKET OB/XF VALUE | | 16,443 |
| TOTAL LAND VALUE - MARKET | | 15,200 |
| TOTAL MARKET VALUE | | 68,088 |
| SOH/AGL Deduction | | 17,253 |
| ASSESSED VALUE | | 50,835 |
| TOTAL EXEMPTION VALUE | HX HB | 25,835 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 68,088 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 68,088 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048203 | Electrical Servic | 0 | 09/19/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1452/2610 | 11/18/2021 | WD | U | I | 11 | 100 |

GRANTOR: LYONS MARY ELIZABETH

GRANTEE: HILLHOUSE KAYLEE CH

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W52 S24 E16 UOP= S10 E16 N10 W16$ E36 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 | 0040 | BARN,POLE | 0 | 100 | 24 | 32 | 768.00 | UT | 3.00 | 3.00 | 80 | 2007 | 2007 | 3 | 80 | 1,843 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1994 | 1994 | 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 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 3,500 | |
| 5 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 6 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,443

| 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 | 0.95 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 15,200 | | | | | | | |

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.95 Total Land Value: 15,200 Market: 0 Agricultural: 0 Common: 15,200 PRINTED 11/17/2026 BY SYS