LOTS 10 & 11 COLUMBIA FARMS S/D.
855-351, WD 855-390, WD 926-2948

COPELAND CHRISTOPHER MARK
6533 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2027

10-5S-16-03522-110

BUILDING CHARACTERISTICS

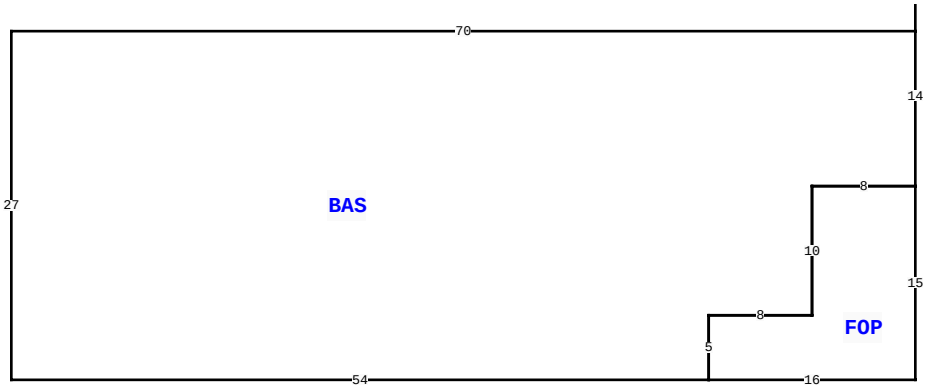
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	83,596
FOP	160	35		56	2,601
TOTALS	1,960			1,856	86,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,856	90.8000	84.44	156,721	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1800 HX Base Yr 2022



6533 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	86,197
TOTAL MARKET OB/XF VALUE	17,560
TOTAL LAND VALUE - MARKET	81,100
TOTAL MARKET VALUE	184,857
SOH/AGL Deduction	24,421
ASSESSED VALUE	160,436
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	109,025
TOTAL JUST VALUE	184,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047343	Roof Replacement	4,760	05/31/2023
39023	M H	0	12/11/2019
37981	PUMP/UTPOL	50	04/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/1021	7/23/2021	WD	U	V	34	55,000
GRANTOR: KIRBY BRENDA SUE						
GRANTEE: COPELAND CHRISTOPHE						
1272/1256	3/31/2014	QC	U	V	12	95,800
GRANTOR: BRODIE ALLRED						
GRANTEE: HUGH M & BRENDA SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,19] W70 S27 E54 N5 E8 N10 E8 N14 $
FOP=[ORIG=70,46] N15 W8 S10 W8 S5 E16 $
.

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	0030	BARN,MT	0	100	24	40	960.00	UT	11.00	11.00	100	2022	2021		100	10,560	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,560

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					8.11	AC		1.00	1.00	1.00	10,000.00	10,000.00	81,100							

REVIEW DATE 06/13/2023 BY jerry Total Acres: 8.11 Total Land Value: 81,100 Market: 0 Agricultural: 0 Common: 81,100 PRINTED 11/17/2026 BY SYS