LOT 31 BLK A COLUMBIA ESTATES.
699-83, 776-378, 777-653, 825-25

FERGUSON DARRYL
295 SW TWIG CT
LAKE CITY, FL 32024

2027

10-5S-16-03529-131

BUILDING CHARACTERISTICS

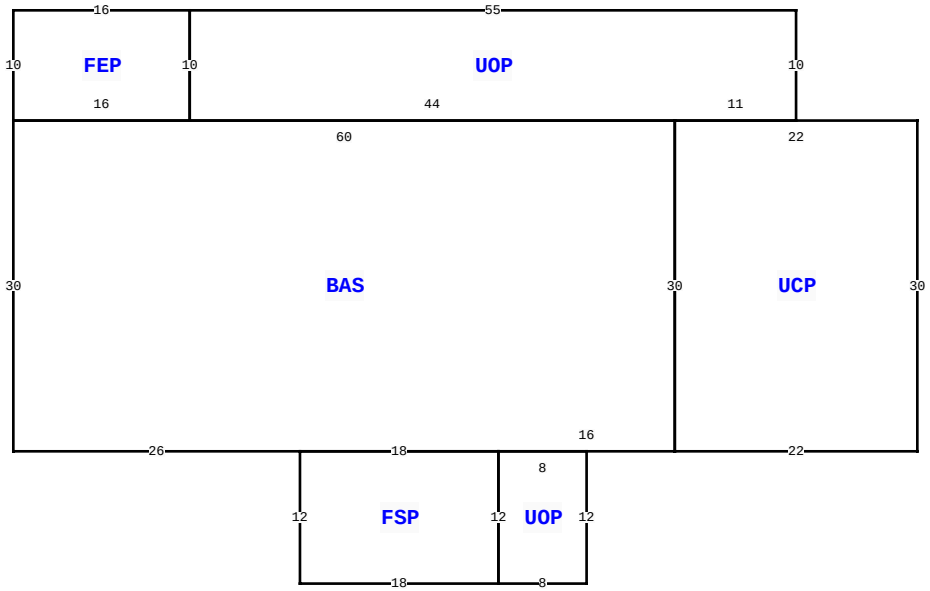
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	118,493
FEP	160	85		136	8,953
FSP	216	40		86	5,661
UCP	660	20		132	8,689
UOP	96	25		24	1,580
UOP	550	25		138	9,084
TOTALS	3,482			2,316	152,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,316	128.7000	119.69	277,202	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2021 Heated Area: 1800 HX Base Yr 2021



295 SW TWIG CT, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	152,461
TOTAL MARKET OB/XF VALUE	12,850
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	188,311
SOH/AGL Deduction	127,799
ASSESSED VALUE	60,512
TOTAL EXEMPTION VALUE	HX HB 35,512
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	188,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,954

SALE:5:1: 4"WELL 900 GAL SEPTIC TK CULVERT & POWER

SALE:3:1: LOT 31 BLK A COLUMBIA ESTATES TO BE NE

SALE:2:1: CORRECTIVE DEED

SALE:1:1: LOT 31 BLK A COLUMBIA EST (INCL '82 LIBE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054239	Roof Replacement	16,450	10/15/2025
24568	M H	275	05/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/0401	5/18/2020	WD	Q	I	01	137,500
GRANTOR: JAMES & KATHY AULTMAN						
GRANTEE: DARRYL FERGUSON						
1081/0480	4/20/2006	QC	Q	I	01	100
GRANTOR: FOREST & BETTY COMBS						
GRANTEE: JAMES OR KATHY AULT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E26 FSP= S12 E18 N12 W18$ E18 UOP= S12 E8 N12 W8$ E16 UCP= E22 N30 W22 S30$ N30 UOP= E11 N10 W55 FEP= W16 S10 E16 N10$ S10 E44$.

LAND DESCRIPTION

TOTAL OB/XF 12,850

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 09/10/2019 BY BC Total Acres: 1.08 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS