

COMM SE COR OF NW1/4 OF SE1/4, R
 POB, N 6 DEG W 433 FT, W 175.78
 433 FT, E 130.78 FT TO POB.

COLSON BRUCE/DUMAS JASON
 235 SE MYRTIS RD
 LAKE CITY, FL 32025

2026

10-5S-17-09186-003



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		10517.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	92,166
TOTALS	1,512			1,512	92,166

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100% - 2007										
				Heated Area: 1512				HX Base Yr 2007					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>													
				BLD DATE				LGL DATE					
				XF DATE				LAND DATE	05/06/2026	MLU			
				INC DATE				AG DATE					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		92,166	
TOTAL MARKET OB/XF VALUE		1,200	
TOTAL LAND VALUE - MARKET		26,400	
TOTAL MARKET VALUE		119,766	
SOH/AGL Deduction		56,893	
ASSESSED VALUE		62,873	
TOTAL EXEMPTION VALUE		HX HB 37,873	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		119,766	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,466	
LAND:1:1: JOINS 9186-001			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11003	M H	125	04/09/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/1214	7/06/2018	WD	U	I	11	100
GRANTOR: ALEX & IRIS COLSON &						
GRANTEE: JASON & STEPHANIE D						
1080/1142	4/11/2006	WD	Q	I	01	100
GRANTOR: ALEX & IRIS COLSON						
GRANTEE: JASON & STEPHANIE D						

EXTRA FEATURES																
L N	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	0296	SHED METAL	0	100	0	0			0.00	100	2017	2017	3	100	400	
2	0070	CARPORT UF	0	100	0	0			0.00	100	2017	2017	3	100	800	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S27 E56 N27\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.65	AC		1.00	1.00	1.00	16,000.00	16,000.00	26,400								