LOTS 8, 9, 10 & 11 UNIT 1 & LOT
ESTATES.

HARRIS MARY E
213 SE CLARENCE CT
LAKE CITY, FL 32025

2027

11-5S-17-09208-205

BUILDING CHARACTERISTICS

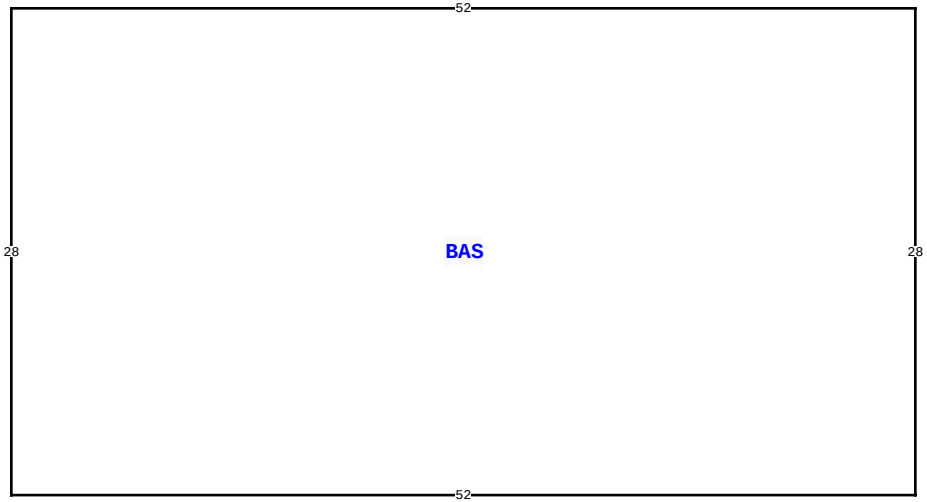
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
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 02
NEIGHBORHOOD/LOC	11517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	86,318
TOTALS	1,456			1,456	86,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,456	115.9000	107.79	156,942	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1456 HX Base Yr 2019



213 SE CLARENCE CT, LAKE CITY

BLD DATE	11/03/1998 MO	LGL DATE	05/06/2026 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	2005	2005	3	100	400	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		86,318
TOTAL MARKET OB/XF VALUE		11,700
TOTAL LAND VALUE - MARKET		105,360
TOTAL MARKET VALUE		203,378
SOH/AGL Deduction		71,737
ASSESSED VALUE		131,641
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,230
TOTAL JUST VALUE		203,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,307

SALE:2:1: SALE FOR 7 LOTS
PRMT:1:1: LOT 5/2 RATZAEFF
SALE:1:1: SALE FOR 7 LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13389	M H	125	12/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1446	12/18/2023	QC	U	I	11	100
GRANTOR: HARRIS WARREN T						
GRANTEE: HARRIS MARY E						
1366/2458	8/07/2018	WD	Q	I	01	115,000
GRANTOR: MICHAEL TURNER AND EL						
GRANTEE: WARREN T HARRIS & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S28 E52 N28$.

LAND DESCRIPTION

TOTAL OB/XF 11,700

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		00	322.00	680.00	5.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,360							
2	0000	C	VAC RES	100		00	0.00	0.00	4.00	LT		1.00	1.00	0.75	15,000.00	11,250.00	45,000							

REVIEW DATE 08/04/2017 BY BC Total Acres: 8.20 Total Land Value: 105,360 Market: 0 Agricultural: 0 Common: 105,360 PRINTED 11/17/2026 BY SYS