COMM NE COR OF THE S 9 AC OF THE
AC OF NE1/4 OF SE1/4, RUN W 23.5
FOR POB, RUN S 208.72 FT, W 417.

UNION CAROLYN/HOPE SAMUEL L
8784 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

11-5S-17-09213-005

BUILDING CHARACTERISTICS

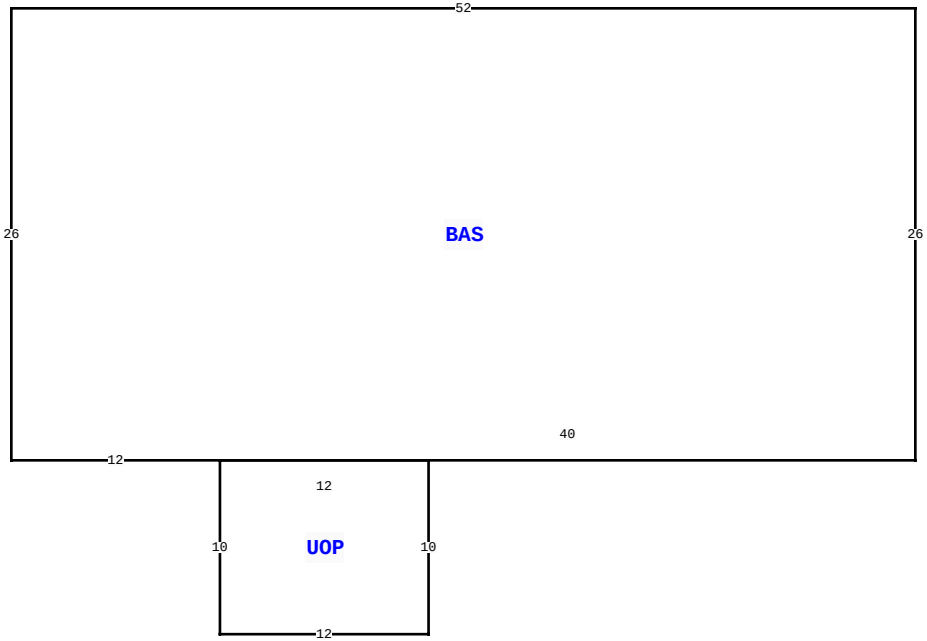
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	91,693
UOP	120	25		30	2,034
TOTALS	1,472			1,382	93,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,382	132.5950	123.31	170,414	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 0 Heated Area: 1352 HX Base Yr



8784 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	10	18	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,728
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		135,928
SOH/AGL Deduction		78,362
ASSESSED VALUE		57,566
TOTAL EXEMPTION VALUE	HX HB	32,566
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,939

LAND:3:1: 1 AC ADDED 1995

XFOB:1:1: VAND MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32747	M H	0	03/05/2015
11835	PUMP/UTPOL	30	11/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1355/2733	3/19/2018	WD	U	I	11	100
GRANTOR: CAROLYN UNION						
GRANTEE: CAROLYN UNION & SAM						
0949/2269	3/19/2002	WD	Q	I	01	100
GRANTOR: JAMES E, HENRY D & CH						
GRANTEE: CAROLYN UNION (FKA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E12 UOP= S10 E12 N10 W12$ E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 08/01/2017 BY BC Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS