COMM NE COR OF SE1/4, RUN S 249. CONT S 274.59 FT, W 827.20 FT TO RD, NW'LY ALONG R/W 288.54 FT, E

WEST JOHN/WEST ASHLEE
1977 SW OCTOBER RD
LAKE CITY, FL 32025

2027

11-6S-17-09650-003

BUILDING CHARACTERISTICS

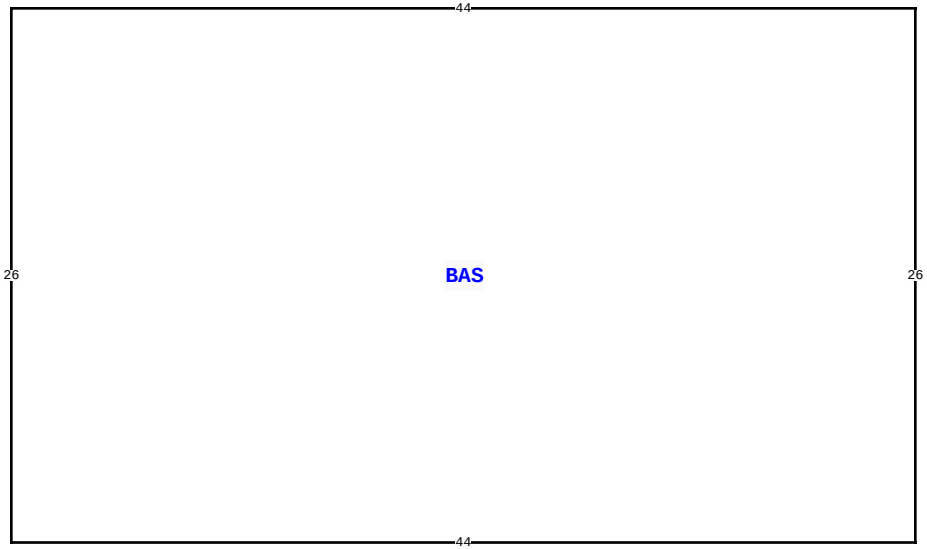
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	11617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	113,432
TOTALS	1,144			1,144	113,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,144	113.5000	108.96	124,650	2020	2020	0	0	0	9.00	91.00

2 MANUF 2 100% - 2022 Heated Area: 1144 HX Base Yr 2022



1977 SE OCTOBER RD, 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	0	0	1.00	UT	200.00	200.00	100	2021	2020		100	200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	50.00	50.00	100	2021	2020		100	50	
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	600.00	600.00	100	2021	2020		100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
6	0255	MBL HOME S	0	100	0	0	1.00	UT	500.00	500.00	100	2021	2020		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	113,432
TOTAL MARKET OB/XF VALUE	9,150
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	188,582
SOH/AGL Deduction	50,196
ASSESSED VALUE	138,386
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	86,975
TOTAL JUST VALUE	188,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39167	M H	0	01/17/2020
35672	STORAGE	144	08/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/0906	6/20/2017	WD	U	V	37	2,500
GRANTOR: MICHAEL ALAN MCMANN						
GRANTEE: JOHN & ASHLEE WEST						
1337/1695	5/12/2017	WD	U	I	34	28,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: MICHAEL ALAN MCMANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=35,19] E44 S26 W44 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 9,150

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			0.00	0.00	5.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	66,000							

REVIEW DATE 02/19/2020 BY JB Total Acres: 5.50 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 11/17/2026 BY SYS