

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

**2026**

11-6S-17-09650-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,144	100	
TOTALS	1,144		1,144

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	MANUF	2	100%	- 2022	Heated Area: 1144		HX Base Yr 2022																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">44</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">44</span> <span style="position: absolute; left: 25%; top: 50%; transform: translate(-50%, 50%);">26</span> <span style="position: absolute; right: 25%; top: 50%; transform: translate(-50%, 50%);">26</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 2em; color: blue;">BAS</div> </div>																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	119,345			
TOTAL MARKET OB/XF VALUE	9,150			
TOTAL LAND VALUE - MARKET	66,000			
TOTAL MARKET VALUE	194,495			
SOH/AGL Deduction	60,140			
ASSESSED VALUE	134,355			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	82,944			
TOTAL JUST VALUE	194,495			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	178,192			

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						

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	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	
TOTAL OB/XF 9,150																	

BUILDING NOTES													
1977 SE OCTOBER RD, LAKE CITY													

BUILDING DIMENSIONS													
BAS=[ORIG=35,19] E44 S26 W44 N26 S.													

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