

COMM 230.65 FT E & 37.74 FT S
 OF NW COR OF NW1/4 OF SE1/4
 FOR A POB, RUN E 226.73 FT, S

TAYLOR ULIS P JR
 730 SE POUNDS HAMMOCK RD
 LAKE CITY, FL 32025

2026

12-4S-17-08332-001


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	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	12417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		95,500

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,216	112.9000	106.13	129,054	2013	2013	0	0	26.00	74.00		
2 MANUF		1	100% - 2015	Heated Area: 1216				HX Base Yr 2015					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>													
<div style="display: flex; justify-content: space-between;"> 15 76 16 </div>													
<div style="display: flex; justify-content: space-between;"> 76 </div>													
<div style="display: flex; justify-content: space-between;"> BLD DATE LGL DATE </div>													
<div style="display: flex; justify-content: space-between;"> XF DATE LAND DATE </div>													
<div style="display: flex; justify-content: space-between;"> INC DATE AG DATE </div>													
<div style="display: flex; justify-content: space-between;"> 730 SE POUNDS HAMMOCK RD, LAKE CITY 04/29/2025 MLU </div>													

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				95,500	
TOTAL MARKET OB/XF VALUE				8,474	
TOTAL LAND VALUE - MARKET				19,690	
TOTAL MARKET VALUE				123,664	
SOH/AGL Deduction				59,941	
ASSESSED VALUE				63,723	
TOTAL EXEMPTION VALUE				HX HB DX 43,723	
BASE TAXABLE VALUE				20,000	
TOTAL JUST VALUE				123,664	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				126,245	
SALE:1:1: LOT 1, UNIT 1, PRICE CREEK ACRES					
XFOB:1:1: PEAC MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
31021	M H	325	05/09/2013		
9226	M H	125	01/06/1995		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0927/2648	11/10/1998	QC	Q	I	01	100
GRANTOR: EMORY & PRINTICE HARD						
GRANTEE: ULIS P, LUELLEN H &						
0871/1697	11/10/1998	QC	Q	I	01	25,000
GRANTOR: HARDEN						
GRANTEE: TAYLOR						

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	0285	SALVAGE	0	100	0	0		1.00	UT 500.00	50	2012	2012	3	50	250	
2	0120	CLFENCE	4	0	100	0	0	1.00	UT 0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0255	MBL HOME S	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	924	
														TOTAL OB/XF 8,474		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W76 S16 E76 N16\$.													

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		A-1	0.00	0.00	1.79	AC		1.00	1.00	1.00	11,000.00	11,000.00	19,690							