

COMM NW COR OF NE1/4 OF SW1/4, R  
S 26.72 FT FOR POB, RUN E ALONG  
FT, S 232.93 FT TO N R/W LINE OF

GRIFFIN VICKIE  
331 SE BEAR RUN ST  
LAKE CITY, FL 32025

2026

12-4S-17-08332-005



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	13	LAM/VNLPLK	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		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	1,620	100	
TOTALS	1,620		1,620 164,300

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MANUF	2	100% - 2021									Heated Area: 1620 HX Base Yr 2021													
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div>																									
<table border="1" style="width: 100%;"> <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>04/29/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/29/2025	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	164,300			
TOTAL MARKET OB/XF VALUE	8,800			
TOTAL LAND VALUE - MARKET	10,170			
TOTAL MARKET VALUE	183,270			
SOH/AGL Deduction	64,023			
ASSESSED VALUE	119,247			
TOTAL EXEMPTION VALUE	56,411		HX HB WR	
BASE TAXABLE VALUE	62,836			
TOTAL JUST VALUE	183,270			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	190,346			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40340	MAINT/ALTR	0	08/11/2020
39395	M H	0	03/04/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0387	7/24/2020	WD Q	Q	I	01	146,100
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: TERRY & VICKIE GRIF						
1394/0938	9/09/2019	WD Q	Q	I	01	13,500
GRANTOR: MARTIN P & JILL M MIL						
GRANTEE: FREEDOM MOBILE HOME						

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	0040	BARN, POLE	0	100	0	0			0.00	100	2012	2012	3	100	300	
2	0263	PRCH, USP	0	100	0	0			0.00	100	2020	2020	3	100	1,500	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

TOTAL OB/XF														8,800	
331 SE BEAR RUN ST, LAKE CITY															

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W54 S30 E54 N30\$.									

LAND DESCRIPTION										TOTAL OB/XF										8,800				
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	1.13	AC		1.00	1.00	1.00	9,000.00	9,000.00	10,170							