

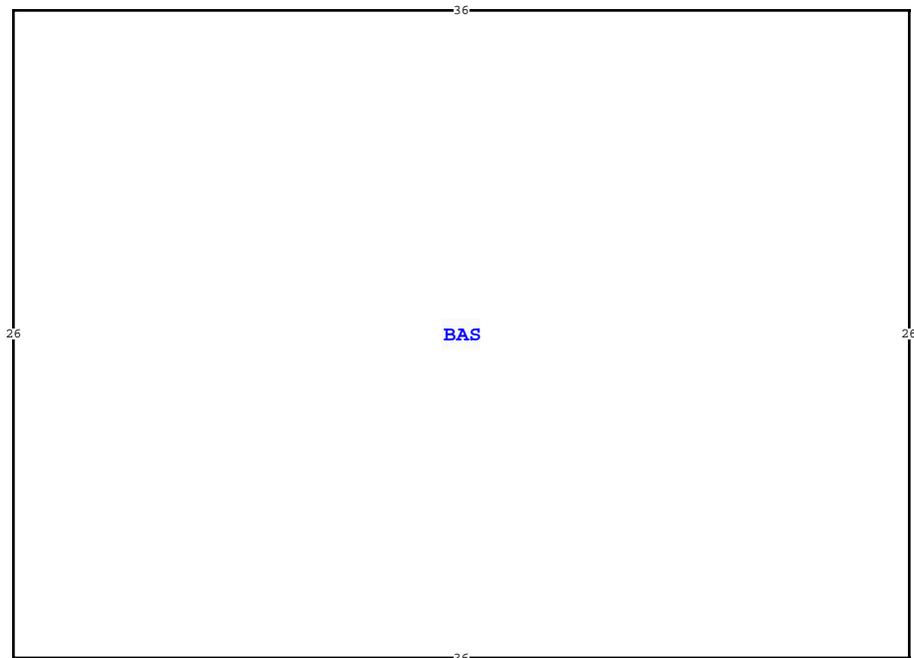
COMM NE COR OF SE1/4 OF SW1/4, R
 FOR POB, RUN S 281.83 FT, W 229.
 N 451.72 FT, E 230.82 FT, S 169.

DRUMMOND RICKY EUGENE
 260 SE MANGO WAY
 LAKE CITY, FL 32025

2026

12-4S-17-08332-031


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 Floo	14	CARPET	90
Interior Floo	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	01	CONV	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	04
NEIGHBORHOOD/LOC	12417.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	936	100	
TOTALS	936		85,431

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2002								
Heated Area: 936						HX Base Yr 2002					
											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/29/2025 MLU											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				85,431		
TOTAL MARKET OB/XF VALUE				7,900		
TOTAL LAND VALUE - MARKET				16,730		
TOTAL MARKET VALUE				110,061		
SOH/AGL Deduction				52,326		
ASSESSED VALUE				57,735		
TOTAL EXEMPTION VALUE				HX HB 32,735		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				110,061		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				113,041		
SALE:3:1: LOT 1 UNIT 2 PRICE CREEK ACRES						
SALE:1:1: INCLUDED MOBILE HOME						
XFOB:1:1: DENMARK ID#6740A & 6740B ORB 784-164						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
36354	M H	650	02/21/2018			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0903/1265	6/01/2000	WD Q	Q	I	01	18,000
GRANTOR: W QUINCY & CATHERINE						
GRANTEE: R DRUMMOND						
0902/1281	4/26/2000	WD Q	Q	I	01	7,200
GRANTOR: JIMMY L SMITH & FLORA						
GRANTEE: W QUINCY & CATHERIN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W36 S26 E36 N26\$.						

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			1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
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	0.00	0.00	100	2012	2012	3	100	300	

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	2.39	AC		1.00	1.00	1.00	7,000.00	7,000.00	16,730							

REVIEW DATE 04/05/2018 BY DF																								
Total Acres: 2.39					Total Land Value: 16,730					Market: 0					Agricultural: 0					Common: 16,730				