

COMM NW COR OF SW1/4 OF SE1/4, R
E 530.81 FT TO POB, CONT E 171.3
FT, SW 412.96 FT, N 280.39 FT, E

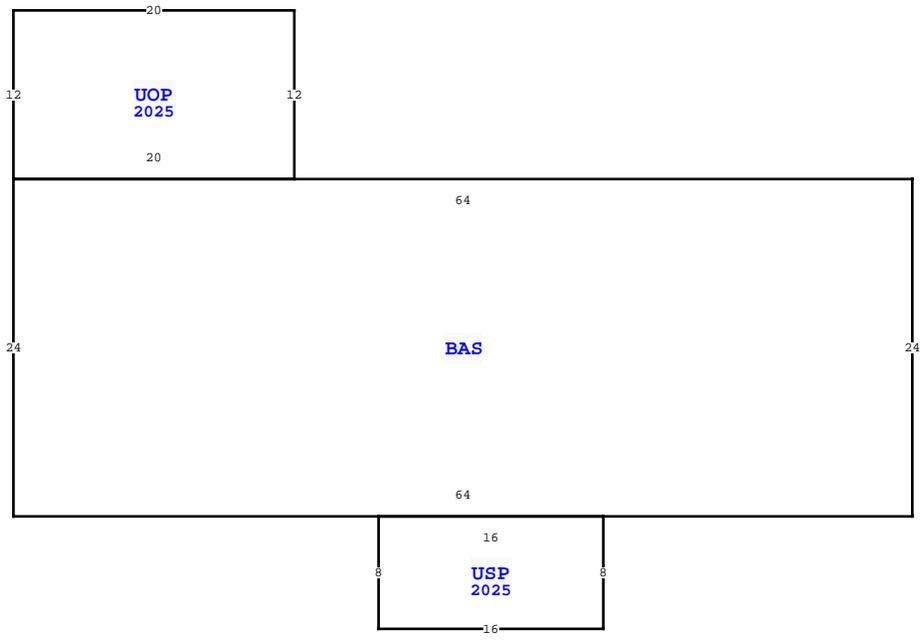
CRUM MITCHELL A SR/NGUYEN TUYET T
PO BOX 34
GRENNSBORO, FL 32330

2026

12-4S-17-08332-044

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 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		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	01	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	04	04	
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	1,536	100	
UOP	240	25	2025
USP	128	35	2025
TOTALS	1,904		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,641	94.8195	76.80	126,029	1981	1981	0	0	45.00	55.00		
1 MANUF 1 0% - 2025 Heated Area: 1536 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	69,316		
TOTAL MARKET OB/XF VALUE	12,550		
TOTAL LAND VALUE - MARKET	19,030		
TOTAL MARKET VALUE	100,896		
SOH/AGL Deduction	0		
ASSESSED VALUE	100,896		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	100,896		
TOTAL JUST VALUE	100,896		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	101,753		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2684	7/25/2024	WD	Q	I	01	115,000
GRANTOR: SUMMERALL AMANDA						
GRANTEE: CRUM MITCHELL A SR						
1439/1822	4/29/2021	WD	U	I	11	100
GRANTOR: MCCLOUD LESLIE ALLEN						
GRANTEE: SUMMERALL AMANDA						

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	0263	PRCH, USP	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	75	2005	2005	3	75	1,350	
5	0296	SHED METAL	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

TOTAL OB/XF														12,550
194 SE NECTARINE GLN, LAKE CITY														
BLD DATE		LGL DATE		04/29/2025		MLU								
XF DATE		LAND DATE												
INC DATE		AG DATE												

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W64 S24 E64 N24 \$													
UOP=[YR=2025;ORIG=-64,-12] S12 E20 N12 W20 \$													
USP=[YR=2025;ORIG=-38,24] S8 E16 N8 W16 \$													

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.73	AC		1.00	1.00	1.00	11,000.00	11,000.00	19,030							