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
194 SE NECTARINE GLN
LAKE CITY, FL 32025

2027

12-4S-17-08332-044

BUILDING CHARACTERISTICS

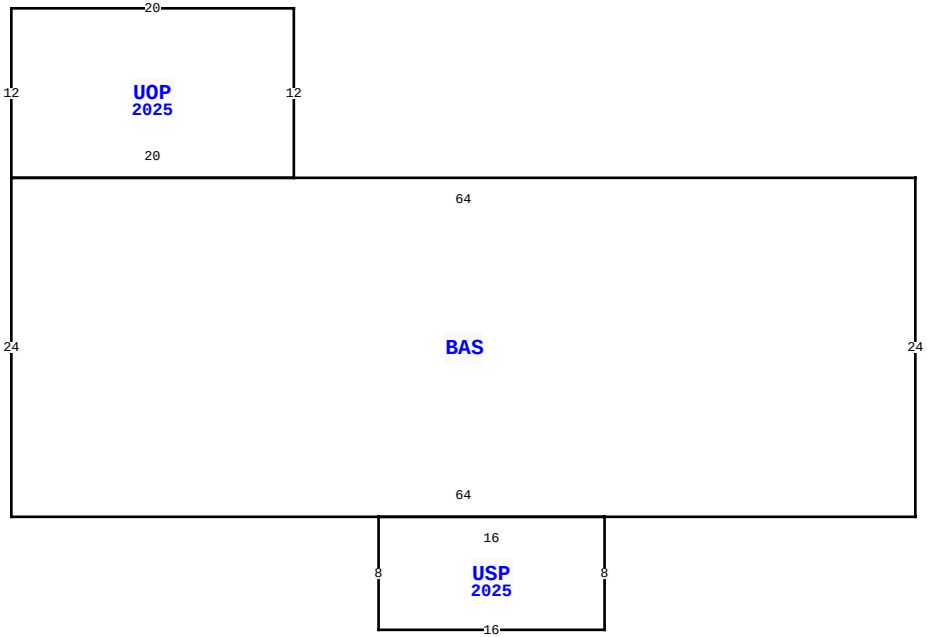
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	64,087
UOP	240	25	2025	60	2,504
USP	128	35	2025	45	1,878
TOTALS	1,904			1,641	68,467

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	75.86	124,486	1981	1981	0	0	0	45.00	55.00

1 MANUF 1 100% - 2027 Heated Area: 1536 HX Base Yr 2027



194 SE NECTARINE GLN, LAKE CITY

BLD DATE		LGL DATE	04/29/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,467
TOTAL MARKET OB/XF VALUE	12,550
TOTAL LAND VALUE - MARKET	19,030
TOTAL MARKET VALUE	100,047
SOH/AGL Deduction	24,301
ASSESSED VALUE	75,746
TOTAL EXEMPTION VALUE	HX HB 50,746
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	100,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,896

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						

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 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 12,550

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		A-1	0.00	0.00	1.73	AC		1.00	1.00	1.00	11,000.00	11,000.00	19,030							

REVIEW DATE 09/23/2024 BY ME Total Acres: 1.73 Total Land Value: 19,030 Market: 0 Agricultural: 0 Common: 19,030 PRINTED 11/17/2026 BY SYS