

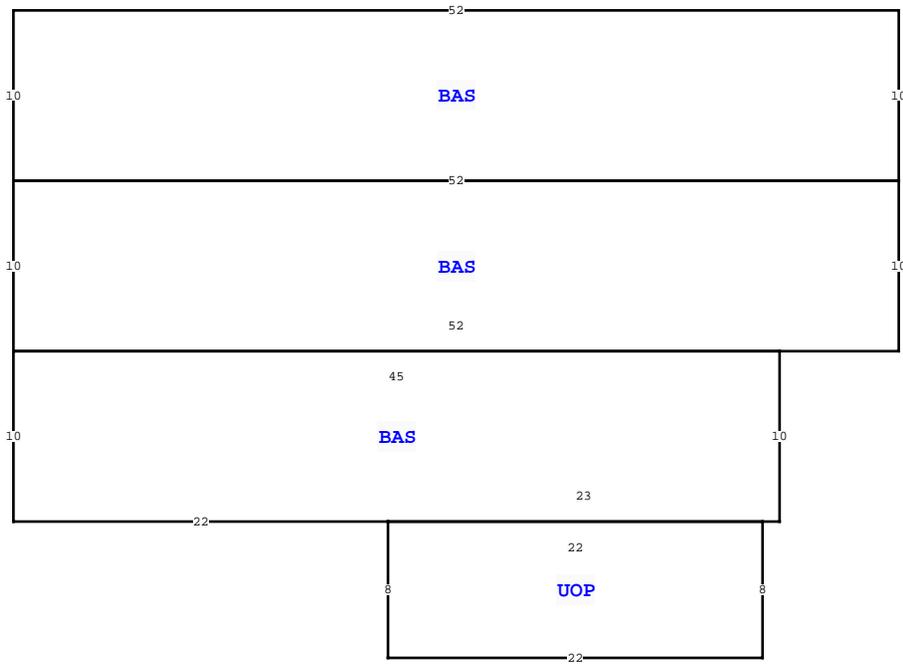
COMM SE COR OF SW1/4 OF SE1/4, R
 FOR POB, RUN W 252.58 FT, N 415.
 R/W, NE 321.66 FT, S 598.77 FT T

BIEHL GENE A/BIEHL SHIRLEY
 1108 SE ROSSI DR
 LAKE CITY, FL 32025

2026

12-4S-17-08332-049


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	03	BELOW AVG.	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	12	MODULAR MT	100			
Interior Wall	04	PLYWOOD	100			
Interior Floor	14	CARPET	90			
Interior Floor	08	SHT VINYL	10			
Air Condition	02	WINDOW	100			
Heating Type	02	CONVECTION	100			
Bedrooms		2	100			
Bathrooms		1	100			
Stories	1.	1.	100			
Architctual	01	CONV	100			
Units		0	100			
Condition Adj	03	03	100			
Kitchen Adjus	01	01	100			
Quality	03	03				
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	450	100		450	9,175	
BAS	520	100		520	10,602	
BAS	520	100		520	10,602	
UOP	176	25		44	897	
TOTALS	1,666			1,534	31,275	

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,534	80.9100	50.97	78,188	1964	1964	0	0	60.00	40.00												
1 MOBILE HME 0% - 2023 Heated Area: 1490 HX Base Yr																							
																							
<table border="1"> <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></td> <td>MLU</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			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	31,275			
TOTAL MARKET OB/XF VALUE	8,500			
TOTAL LAND VALUE - MARKET	26,460			
TOTAL MARKET VALUE	66,235			
SOH/AGL Deduction	5,340			
ASSESSED VALUE	60,895			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	60,895			
TOTAL JUST VALUE	66,235			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	64,750			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S10 BAS= S10 E22 UOP= S8 E22 N8 W22\$ E23 N10 W45\$ E52 N10\$ BAS= N10 W52 S10 E52\$.	

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	550	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
TOTALS															8,500		

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	1.94	AC		1.00	1.00	1.00	9,000.00	9,000.00	17,460							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							