

COMM NW COR OF NE1/4 OF SW1/4, R
E 494.86 FT FOR POB, RUN S 210 F
210 FT, W 210 FT TO POB. (AKA LO

COON PHILLIP/COON MIRANDA
1004 NW EADIE ST, APT 101
LAKE CITY, FL 32055

2026

12-4S-17-08332-062



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	1,296	100	2026
TOTALS	1,296		150,695

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	3	0%	- 2026	Heated Area: 1296		HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2026 </div>													
TOTALS	1,296		1,296	150,695									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			150,695
TOTAL MARKET OB/XF VALUE			10,300
TOTAL LAND VALUE - MARKET			11,110
TOTAL MARKET VALUE			172,105
SOH/AGL Deduction			2,103
ASSESSED VALUE			170,002
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			170,002
TOTAL JUST VALUE			172,105
NCON VALUE			150,695
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			21,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051628	Mobile Home		11/25/2024
000051374	Right-of-Way Acce		11/04/2024
7362	M H	60	07/12/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/254	9/12/2024	WD	U	I	11	100
GRANTOR: NORRIS RYAN						
GRANTEE: COON PHILLIP						
1494/885	6/29/2023	QC	U	I	11	30,000
GRANTOR: NORRIS MELVA						
GRANTEE: COON PHILLIP						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF														10,300			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
				04/29/2025	MLU												

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2026;ORIG=22,13] E48 S27 W48 N27 \$													

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	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							