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

2027

12-4S-17-08332-062

BUILDING CHARACTERISTICS

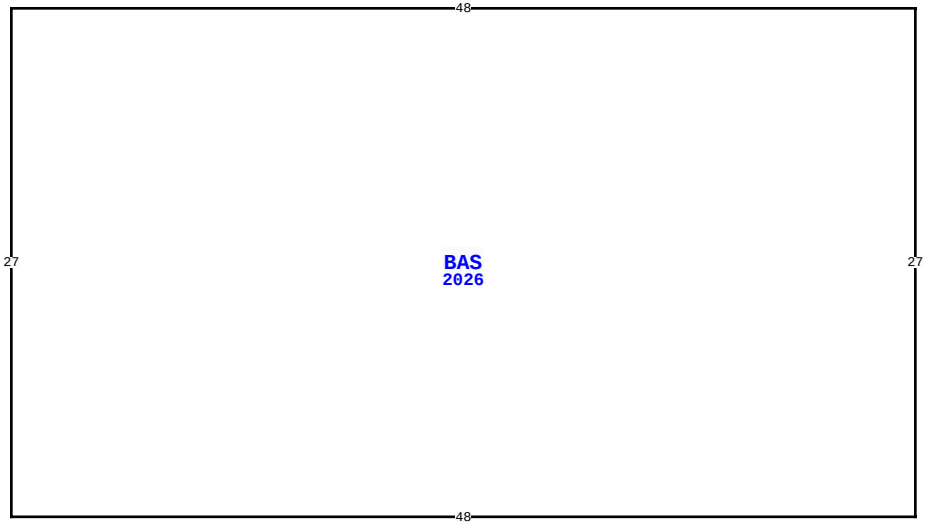
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2026	1,296	142,084
TOTALS	1,296			1,296	142,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,296	113.0000	111.87	144,984	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 0% - 2026 Heated Area: 1296 HX Base Yr



388 SE BEAR RUN ST, LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	142,084
TOTAL MARKET OB/XF VALUE	10,300
TOTAL LAND VALUE - MARKET	11,110
TOTAL MARKET VALUE	163,494
SOH/AGL Deduction	0
ASSESSED VALUE	163,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,494
TOTAL JUST VALUE	163,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,929

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 10,300

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	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							

REVIEW DATE 12/20/2024 BY randall Total Acres: 1.01 Total Land Value: 11,110 Market: 0 Agricultural: 0 Common: 11,110 PRINTED 11/17/2026 BY SYS