COMM NW COR OF NE1/4 OF SW1/4, R
E 1964.86 FT FOR POB, CONT E 120
OF CO RD, SE ALONG R/W 351.26 FT

CRAWFORD JORDAN
118 SE BEAR RUN ST
LAKE CITY, FL 32025

2027

12-4S-17-08332-069

BUILDING CHARACTERISTICS

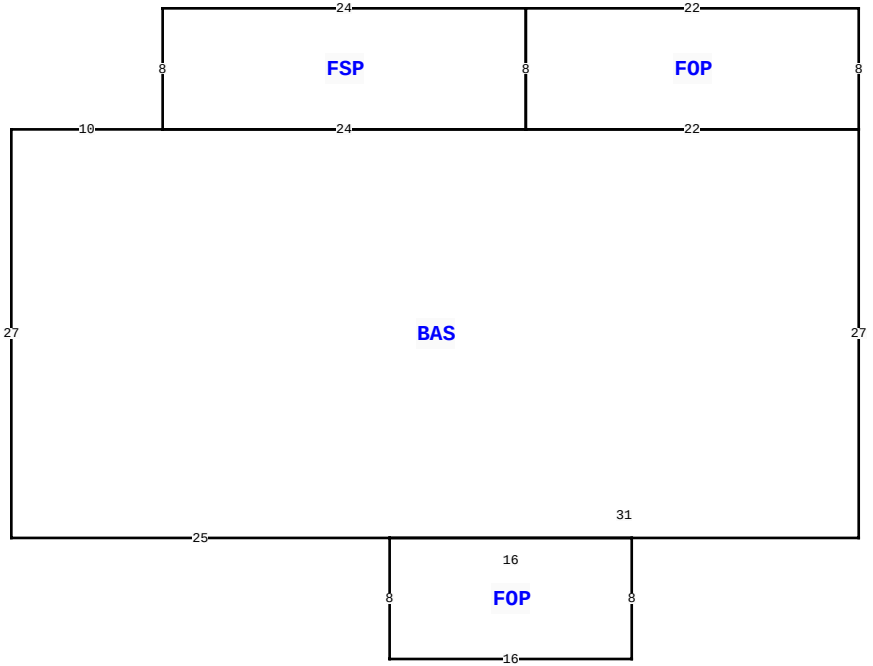
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 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	1,512	100		1,512	90,328
FOP	128	35		45	2,688
FOP	176	35		62	3,704
FSP	192	40		77	4,600
TOTALS	2,008			1,696	101,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,696	116.8000	108.62	184,220	1991	2007	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1512 HX Base Yr



118 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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
8	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
9	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	101,321
TOTAL MARKET OB/XF VALUE	12,700
TOTAL LAND VALUE - MARKET	13,530
TOTAL MARKET VALUE	127,551
SOH/AGL Deduction	0
ASSESSED VALUE	127,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,551
TOTAL JUST VALUE	127,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,642

XFOB:2:1: HOMES OF MERIT MH

SALE:1:1: LOT 9 UNIT 3 PRICE CREEK ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/180	2/20/2023	WD	Q	I	01	160,000
GRANTOR: HAMMONS LINDA						
GRANTEE: CRAWFORD JORDAN						
1474/1464	8/25/2022	PB	U	I	19	0
GRANTOR: CLERK OF COURT(HAMMON						
GRANTEE: HAMMONS LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S27 E25 FOP= S8 E16N8 W16$ E31 N27 FOP= N8 W22 S8 E22$ W22 FSP= N8 W24 S8 E24$ W24$.

LAND DESCRIPTION

TOTAL OB/XF 12,700

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	1.23	AC		1.00	1.00	1.00	11,000.00	11,000.00	13,530							

REVIEW DATE 05/15/2023 BY ME Total Acres: 1.23 Total Land Value: 13,530 Market: 0 Agricultural: 0 Common: 13,530 PRINTED 11/17/2026 BY SYS