COMM NW COR OF NE1/4 OF SW1/4 RU
1544.86 FT FOR POB, CONT E 210 F
210 FT, N 210 FT TO POB. (AKA LO

MCCUNE LARISSA
299 SE DEER ST
LAKE CITY, FL 32025

2027

12-4S-17-08332-073

BUILDING CHARACTERISTICS

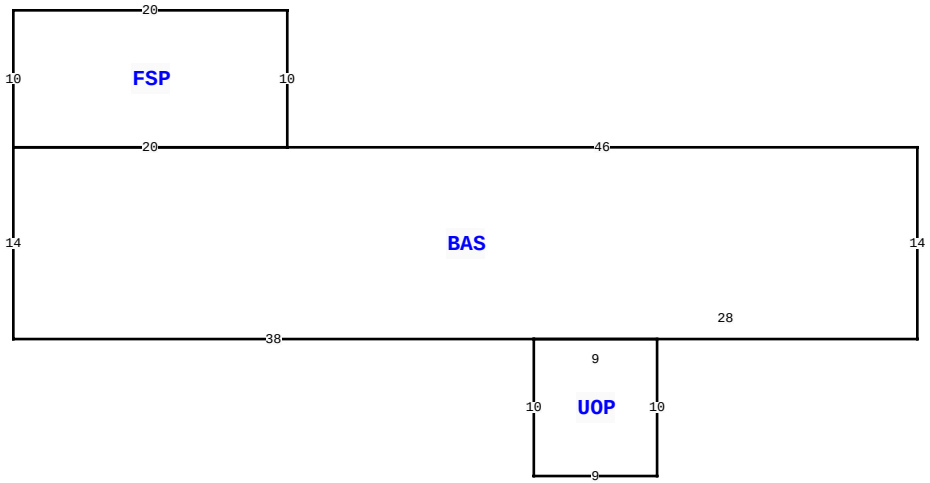
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
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	924	100		924	37,373
FSP	200	40		80	3,236
UOP	90	25		22	890
TOTALS	1,214			1,026	41,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,026	91.9200	73.54	75,452	1985	1985	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 924 HX Base Yr



299 SE DEER 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1984	1984	3	100	1,200	
2	0294	SHED WOOD/	0	0	8	8	64.00	UT	9.00	9.00	25	2005	2005	3	25	144	
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	41,499
TOTAL MARKET OB/XF VALUE	4,344
TOTAL LAND VALUE - MARKET	11,110
TOTAL MARKET VALUE	56,953
SOH/AGL Deduction	0
ASSESSED VALUE	56,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,953
TOTAL JUST VALUE	56,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,472

LAND:1:1: LOT 13

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052921	Roof Replacement	7,150	04/22/2025
000052573	Electrical Servic	0	03/13/2025
13358	M H	125	11/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/1499	12/30/2024	WD	Q	I	01	62,000
GRANTOR: DUONG CHI THI						
GRANTEE: MCCUNE LARISSA						
1413/1286	6/11/2020	WD	Q	I	01	31,800
GRANTOR: CATHEY MELLER CREEL L						
GRANTEE: CHI THI DUONG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 FSP= N10 W20 S10 E20$ W20 S14 E38 UOP= S10 E9 N10 W9$ E28 N14$.

LAND DESCRIPTION

TOTAL OB/XF 4,344

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	210.00	210.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							

REVIEW DATE 05/19/2025 BY chuck Total Acres: 1.01 Total Land Value: 11,110 Market: 0 Agricultural: 0 Common: 11,110 PRINTED 11/17/2026 BY SYS