

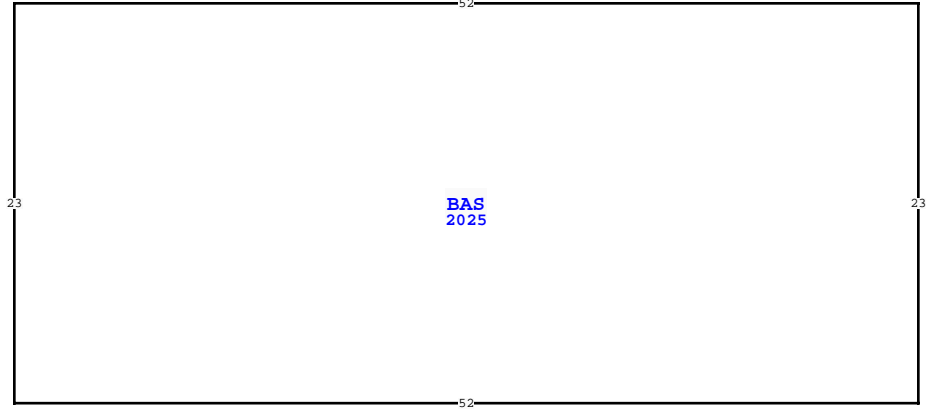
COMM NW COR OF NE1/4 OF SW1/4, R  
E 284.86 FT TO E R/W OF A 50-FT  
E 210 FT, S 420 FT, W 210 FT, N

LYNCH JENNIFER/LYNCH DON  
561 SE DEER ST  
LAKE CITY, FL 32025

**2026**

12-4S-17-08332-079  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
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	1,196	100	2025
TOTALS	1,196		53,019

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0200	02	1,196	99.5000	80.60	96,398	1992	1992	0	0	45.00	55.00	
2 MANUF		1	0% - 2025	Heated Area: 1196			HX Base Yr					
												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE										04/29/2025		MLU
AG DATE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			53,019
TOTAL MARKET OB/XF VALUE			8,800
TOTAL LAND VALUE - MARKET			22,110
TOTAL MARKET VALUE			83,929
SOH/AGL Deduction			0
ASSESSED VALUE			83,929
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			83,929
TOTAL JUST VALUE			83,929
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			84,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049434	Mobile Home		03/15/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/2542	12/06/2023	WD	U	I	11	100
GRANTOR: DICKS BETTY						
GRANTEE: LYNCH JENNIFER						
1309/1964	2/16/2016	QC	U	I	11	100
GRANTOR: MARCEILA LANG ETAL						
GRANTEE: BETTY DICKS OR JENN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=21,14] E52 S23 W52 N23 \$	

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
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100		
2	0296	SHED METAL	0	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024

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	2.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,110							