LOT 1 THE CROSSROADS UNIT 2. EX
ORB 979-3.

KAMMERON GARY L/KAMMERON PAULA M
11081 SW COUNTY RD 240
LAKE CITY, FL 32024

**2027**

**12-5S-15-00447-101**

## BUILDING CHARACTERISTICS

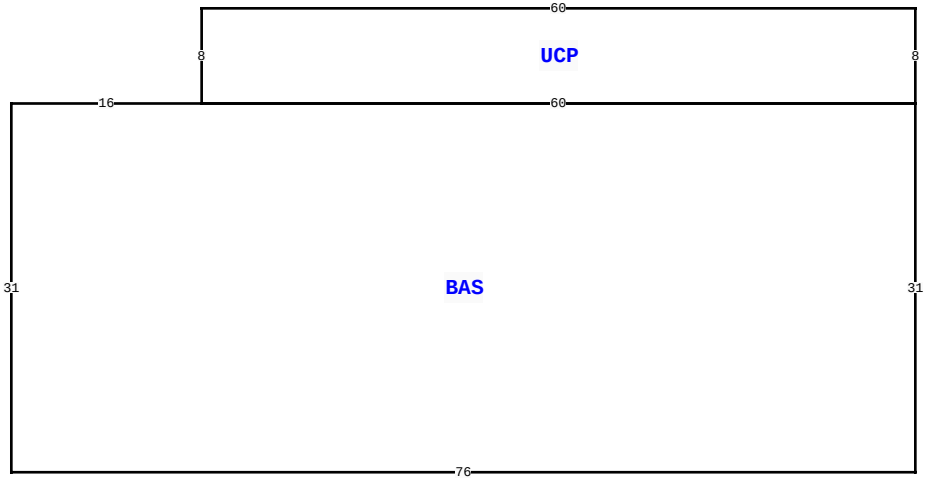
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 12515.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | | 2,356 | 183,861 |
| UCP | 480 | 20 | | 96 | 7,492 |
| TOTALS | 2,836 | | | 2,452 | 191,353 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,452 | 102.3300 | 95.17 | 233,357 | 2016 | 2016 | 0 | 0 | 0 | 18.00 | 82.00 |

1 MANUF 1 100% - 2004 Heated Area: 2356 HX Base Yr 2004




11081 SW COUNTY ROAD 240 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 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 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | 288.00 | UT | 5.00 | 5.00 | 100 | 2003 | 2003 | 3 | 100 | 1,440 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 50 | 2005 | 2005 | 3 | 50 | 150 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 50 | 2005 | 2005 | 3 | 50 | 400 | |
| 5 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 191,353 |
| TOTAL MARKET OB/XF VALUE | | 9,090 |
| TOTAL LAND VALUE - MARKET | | 49,500 |
| TOTAL MARKET VALUE | | 249,943 |
| SOH/AGL Deduction | | 124,964 |
| ASSESSED VALUE | | 124,979 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 73,568 |
| TOTAL JUST VALUE | | 249,943 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 251,994 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 34961 | M H | 375 | 02/21/2017 |
| 20560 | M H | 125 | 03/28/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1327/0798 | 12/12/2016 | WD | U | I | 11 | 100 |
| GRANTOR: GARY & PAULA M KAMMER | | | | | | |
| GRANTEE: GARY & PAULA M KAMM | | | | | | |
| 0974/1800 | 2/13/2003 | QC | Q | V | 03 | 0 |
| GRANTOR: GARY & PAULA M KAMMER | | | | | | |
| GRANTEE: SHEILA ANN KENYON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 S31 E76 N31 UCP= N8 W60 S8 E60$ W60$. 2 N8 W12$ E16 N12$ UCP= N8 W60 S8 E60$ .

## LAND DESCRIPTION

TOTAL OB/XF 9,090

| 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 | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 55,000.00 | 49,500.00 | 49,500 | | | | | | | |

REVIEW DATE 05/17/2017 BY TW Total Acres: 4.51 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 11/17/2026 BY SYS