

COMM NE COR OF SW1/4, S 727.99 F  
S 349.37 FT, W 1296.89 FT, N 349  
1296.66 FT TO POB. (AKA LOT 12 P

SHRADER BRIAN LEE/GILKS MARY Y  
423 SW PINE RIDGE CT  
LAKE CITY, FL 32024

2026

12-5S-15-00447-212



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12515.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,188	100	
TOTALS	1,188		71,443

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	- 2025	Heated Area: 1188			HX Base Yr 2025			
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div>											
TOTALS	1,188		1,188	71,443							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			71,443
TOTAL MARKET OB/XF VALUE			10,520
TOTAL LAND VALUE - MARKET			114,400
TOTAL MARKET VALUE			196,363
SOH/AGL Deduction			12,243
ASSESSED VALUE			184,120
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			127,709
TOTAL JUST VALUE			196,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16961	M H	125	05/15/2000
14286	M H	125	07/17/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1494/1386	6/27/2023	WD	U	I	37	97,500
GRANTOR: BLAKE ROBERTA I						
GRANTEE: SHRADER BRIAN LEE						
0811/0850	9/16/1995	WD	Q	V		18,000
GRANTOR: GULF ATLANTIC LAND &						
GRANTEE: GEORGE & ROBERTA BL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
6	0070	CARPORT UF	0	100	20	24	480.00	UT	1.50	1.50	100

TOTAL OB/XF												10,520
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
						05/06/2026	MLU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W44 S27 E44 N27S.											

LAND DESCRIPTION												TOTAL OB/XF												10,520
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	100		A-1	0.00	0.00	10.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	114,400							