

COMM NE COR OF NW1/4 OF SW1/4, R
W 293.56 FT FOR POB, RUN S 147.5
FT, N 147.58 FT, E 295.16 FT TO

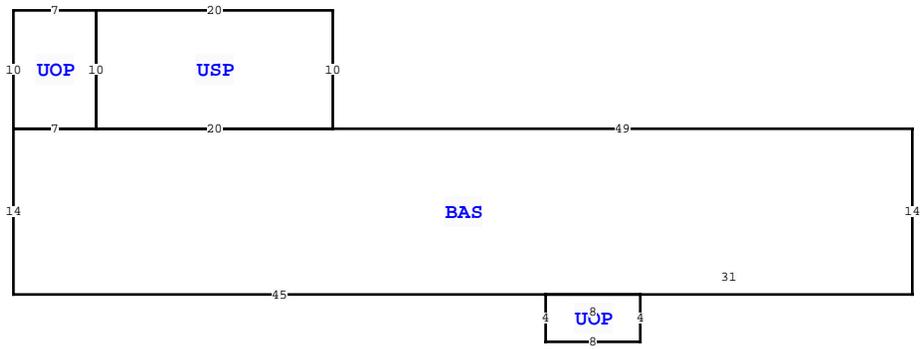
STUART PHYLLIS R/STUART JAMES A
325 SW OLD WIRE RD
LAKE CITY, FL 32024-5399

2026

12-5S-16-03600-002

ELEMENT		CD	CONSTRUCTION
Exterior Wall	03		BELOW AVG. 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	01		MINIMUM 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			2 100
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	01
NEIGHBORHOOD/LOC	12516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	
UOP	32	25	
UOP	70	25	
USP	200	35	
TOTALS	1,366		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	100%	- 0		67,895	1987	1987	0	0	60.00	40.00	Heated Area: 1064 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			27,158
TOTAL MARKET OB/XF VALUE			8,094
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			55,252
SOH/AGL Deduction			26,744
ASSESSED VALUE			28,508
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			3,508
TOTAL JUST VALUE			55,252
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			51,957
XFOB:1:1: WEST M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/2039	1/16/2026	QC	U	I	11	100
GRANTOR: STUART PHYLLIS R						
GRANTEE: STUART PHYLLIS R						
473/146	8/10/1981	WD	U	I	11	64
GRANTOR: STUART EVA B						
GRANTEE: STUART JOHN BROWARD						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	12	33	396.00	UT	2.00	75	1993	1993	3	75	594	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE										BY									
09/20/2019										KR									
Total Acres: 1.00										Total Land Value: 20,000									
Market: 0										Agricultural: 0									
Common: 20,000										PRINTED 05/08/2026 BY SYS									