LOT 5 NORTHSIDE ACRES PHASE 2
ORB 902-1657, 940-662,

RUNYON MICHAEL W/RUNYON SANDY S
295 NW COMMONS LP STE 115-336
LAKE CITY, FL 32024

2027

13-3S-16-02099-205

BUILDING CHARACTERISTICS

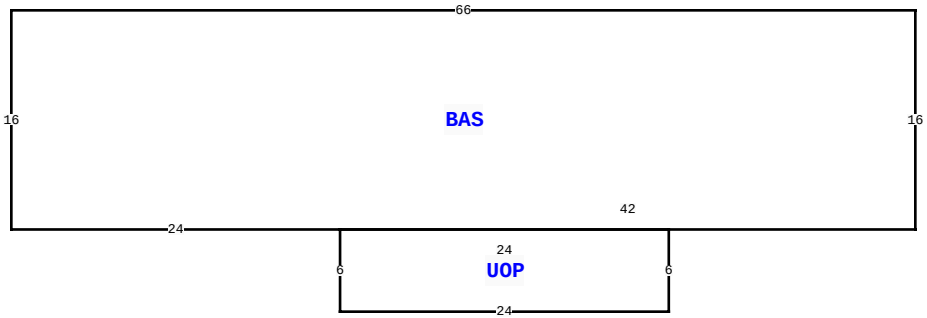
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 03
NEIGHBORHOOD/LOC	13316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	63,685
UOP	144	25		36	2,171
TOTALS	1,200			1,092	65,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,092	117.9000	109.65	119,738	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1056 HX Base Yr



1043 NW MOORE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,856
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	91,556
SOH/AGL Deduction	15,928
ASSESSED VALUE	75,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,628
TOTAL JUST VALUE	91,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37648	RECONNECT	75	01/18/2019
19178	M H	125	02/01/2002
17654	M H	125	11/16/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1015/1850	5/14/2004	AG	Q	I	01	49,800
GRANTOR: SUMMIT PROPERTIES						
GRANTEE: MICHAEL & SANDY RUN						
0973/0198	1/21/2003	WD	Q	V	03	100
GRANTOR: PAUL & SPICIE H WATTS						
GRANTEE: SUMMIT PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S16 E24 UOP= S6 E24 N6 W24$ E42 N16$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 05/10/2023 BY JB Total Acres: 1.03 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS