

COMM NW COR OF NW1/4 OF SW1/4,  
 RUN S 599.55 FT FOR POB, CONT  
 S 435.76 FT, E 752.65 FT, N

BROWN EDDIE  
 711 SW MARCIS TER  
 LAKE CITY, FL 32024

2026

13-4S-15-00356-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	FLAT	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	01	NONE	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	13415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		9,787

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%	- 2006		Heated Area: 672					HX Base Yr	2006

BAS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			9,787
TOTAL MARKET OB/XF VALUE			7,500
TOTAL LAND VALUE - MARKET			49,010
TOTAL MARKET VALUE			66,297
SOH/AGL Deduction			35,641
ASSESSED VALUE			30,656
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			5,656
TOTAL JUST VALUE			66,297
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			61,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18767	M H	125	09/26/2001
18415	PUMP/UTPOL	30	06/19/2001
14887	M H	125	12/29/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S14 E48 N14\$.	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	100	2013
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2013

TOTAL OB/XF												7,500			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0200	C	MBL HM	100		A-1	0.00	0.00	7.54	AC	1.00				

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	7.54	AC	1.00	1.00	0.65	10,000.00	6,500.00	49,010							