

BEGIN AT NE COR OF NE1/4 OF SW1/
FT, WEST 659.54 FT, N 664.82 FT,
TO POB, (AKA PARCEL 1 MURRAY ACR

BALLARD TIMOTHY LEROY/BALLARD MICHELE MARIE
108 SW BALLARD CT
LAKE CITY, FL 32024

2026

13-4S-15-00358-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	13415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,188	100	
TOTALS	1,188		1,188 123,706

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	2	100%	- 2022	Heated Area: 1188			HX Base Yr 2022																
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/04/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/04/2026		MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			123,706
TOTAL MARKET OB/XF VALUE			19,500
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			238,206
SOH/AGL Deduction			46,639
ASSESSED VALUE			191,567
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			135,156
TOTAL JUST VALUE			238,206
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054504	Mobile Home		11/17/2025
000051596	Roof Replacement	6,000	11/21/2024
000042965	Mobile Home		10/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/2382	3/06/2020	CD	U	I	21	19,971
GRANTOR: BKL INVESTMENT CO						
GRANTEE: BALLARD TIMOTHY LER						
1406/1407	2/26/2020	WD	Q	I	03	42,500
GRANTOR: RANDALL & SIBYL R KIN						
GRANTEE: BKL INVESTMENT CO						

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	0296	SHED METAL	0	100	0	0		1.00	UT 1,600.00	1,600.00	100	2020		100	1,600		
2	0296	SHED METAL	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	2021	2020	100	1,000		
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0		1.00	UT 400.00	400.00	100	2021	2020	100	400		
5	0296	SHED METAL	0	100	0	0		1.00	UT 500.00	500.00	100	2025	2024	100	500		
6	0294	SHED WOOD/	0	100	0	0		1.00	UT 3,000.00	3,000.00	100	2025	2024	100	3,000		
7	0296	SHED METAL	0	100	0	0		1.00	UT 500.00	500.00	100	2025	2024	100	500		
8	0030	BARN, MT	0	100	0	0		1.00	UT 5,500.00	5,500.00	100	2025	2024	100	5,500		

TOTAL OB/XF													19,500				
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BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=19,13] E44 S27 W44 N27 \$												

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000								