LOT 8 BLOCK A DEERHAVEN S/D UNRE
COMM NE COR OF NW1/4 OF SE1/4, R
FOR POB, CONT S 160 FT, W 301.09

TWIGG JOEL MICHAEL/JARRETT SARAH ANN
856 SE SULTON LP
LAKE CITY, FL 32025

2027

13-4S-17-08335-007

BUILDING CHARACTERISTICS

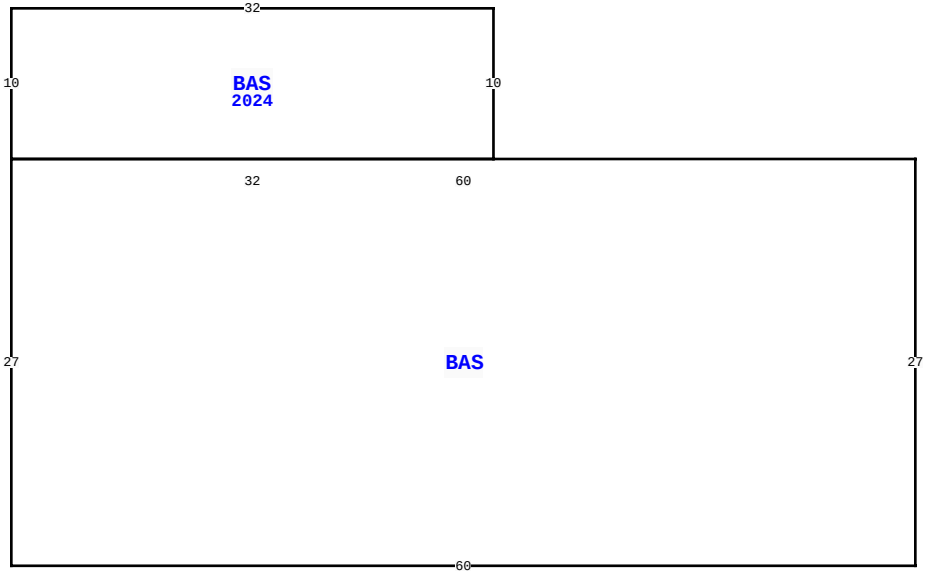
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 04
NEIGHBORHOOD/LOC	13417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	112,618
BAS	320	100	2024	320	22,246
TOTALS	1,940			1,940	134,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,940	115.0000	106.95	207,483	1997	2010	0	0	0	35.00	65.00

2 MANUF 1 100% - 2024 Heated Area: 1940 HX Base Yr 2024



856 SE SULTON LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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	0166	CONC,PAVMT	0	100	25	30	750.00	UT	1.12	1.12	100	0	0	3	100	840	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
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	0.00	0.00	100	2013	2013	3	100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,864
TOTAL MARKET OB/XF VALUE		10,140
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		156,004
SOH/AGL Deduction		0
ASSESSED VALUE		156,004
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,593
TOTAL JUST VALUE		156,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046642	Roof Replacement	7,000	03/03/2023
20717	M H	125	05/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/170	9/14/2023	WD	Q	I	01	185,000
GRANTOR: BUYING JAX HOMES LLC						
GRANTEE: TWIGG JOEL MICHAEL						
1485/1885	2/27/2023	WD	U	I	37	100,000
GRANTOR: ISMAIL MIRANDA						
GRANTEE: BUYING JAX HOMES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S27 E60 N27 $
BAS=[YR=2024;ORIG=-60,0] N10 E32 S10 W32 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,140

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	100		RSF/MH	60.00	302.00	1.00	LT		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 10/17/2023 BY TP Total Acres: 1.11 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/17/2026 BY SYS