LOT 8 BLK B DEERHAVEN S/D UNREC.
COMM SW COR OF SW1/4 OF SW1/4, R
627.43 FT, N 480 FT FOR POB, CON

BROWN JOHNNY EUGENE
1043 SE SULTON LP
LAKE CITY, FL 32025

**2027**

**13-4S-17-08335-032**

## BUILDING CHARACTERISTICS

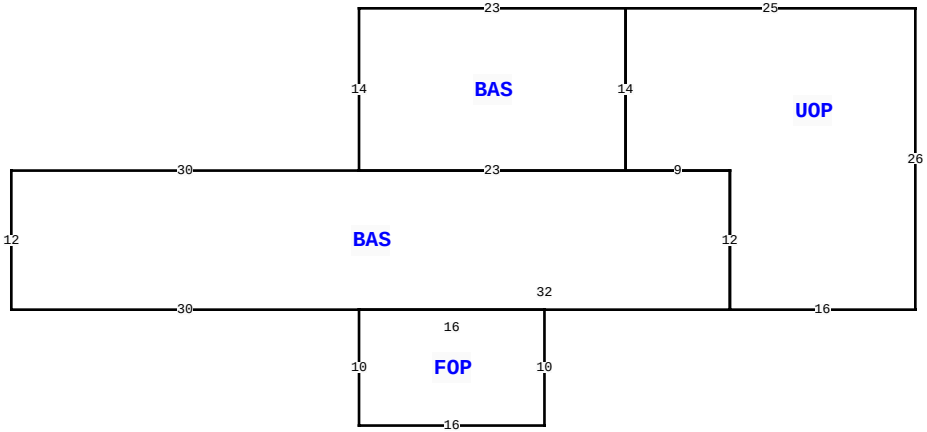
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 60 |
| Exterior Wall | 26 | ALM SIDING 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 | 322 | 100 | | 322 | 8,122 |
| BAS | 744 | 100 | | 744 | 18,767 |
| FOP | 160 | 35 | | 56 | 1,412 |
| UOP | 542 | 25 | | 136 | 3,430 |
| TOTALS | 1,768 | | | 1,258 | 31,732 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,258 | 105.1000 | 63.06 | 79,329 | 1971 | 1971 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2022 Heated Area: 1066 HX Base Yr




1043 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 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 400 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 31,732 |
| TOTAL MARKET OB/XF VALUE | 8,700 |
| TOTAL LAND VALUE - MARKET | 11,000 |
| TOTAL MARKET VALUE | 51,432 |
| SOH/AGL Deduction | 220 |
| ASSESSED VALUE | 51,212 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 51,212 |
| TOTAL JUST VALUE | 51,432 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 51,432 |

SALE:1:1: LOT 8 BLK B, DEERHAVEN

XFOB:1:1: WINS MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0741/0743 | 1/30/1991 | WD | Q | I | | 8,400 |

GRANTOR: HARRINGTON

GRANTEE: JOHNNY BROWN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S12 E30 FOP= S10 E16 N10 W16$ E32 UOP= E16 N26W25 S14 E9 S12$ N12 W9 BAS= N14 W23 S14 E23$ W23$.

## LAND DESCRIPTION

TOTAL OB/XF 8,700

| 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 | 0102 | C | SFR/MH | 0 | | RSF/MH | 160.00 | 284.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 11,000 | | | | | | | |

REVIEW DATE 04/13/2017 BY DF Total Acres: 1.04 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 11/17/2026 BY SYS