

(AKA PRCL "N" OF UNR SURVEY): CO
OF N LINE OF W1/2 OF SW1/4 & E R
POB, RUN E 29.66 FT TO INTERS WI

MATTOX AUSTIN/MATTOX EMMA
3401 SE OCTOBER RD
LAKE CITY, FL 32025

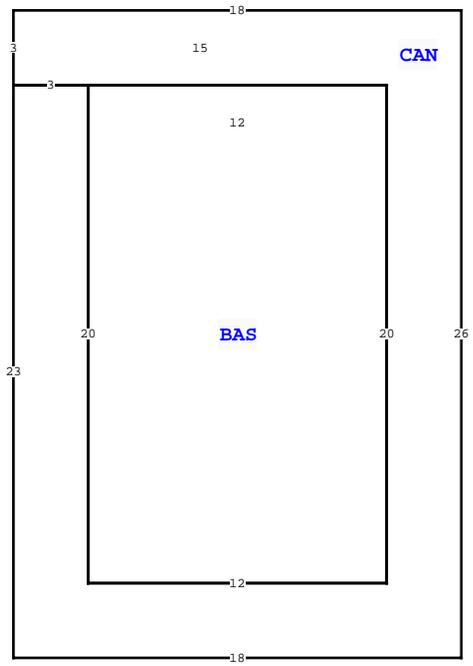
2026

13-6S-17-09660-001



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----------------------|--------------|-----------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 100 |
| Roof Structur | 04 | WOOD TRUSS | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 01 | MINIMUM | 100 |
| Interior Floo | 04 | C ABOVE GD | 100 |
| Ceiling | 01 | FIN.SUSPD | 100 |
| Air Condition | 01 | NONE | 100 |
| Heating Type | 01 | NONE | 100 |
| Plumbing | | 10 | 100 |
| Frame | 03 | MASONRY | 100 |
| Story Height | | 8 | 100 |
| RMS | | 0 | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 2801RV/MH PARK SMALL | | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 13617.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 240 | 100 | |
| CAN | 228 | 30 | |
| TOTALS | 468 | | 308 9,555 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 8801 | 06 | 308 | 100.8000 | 38.30 | 11,796 | 2007 | 2007 | 0 | 0 | 19.00 | 81.00 | | |
| 2 C B MISC 0% - 0 Heated Area: 240 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 3 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 28,905 |
| TOTAL MARKET OB/XF VALUE | | | 57,451 |
| TOTAL LAND VALUE - MARKET | | | 33,600 |
| TOTAL MARKET VALUE | | | 119,956 |
| SOH/AGL Deduction | | | 38,297 |
| ASSESSED VALUE | | | 81,659 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 81,659 |
| TOTAL JUST VALUE | | | 119,956 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 118,898 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 32063 | M H | 325 | 06/25/2014 |
| 24933 | COMMERCIAL | 117 | 08/31/2006 |
| 24604 | M H | 348 | 06/07/2006 |

| SALES DATA | | | | | | |
|---------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1439/1116 | 5/19/2021 | LE U | I | I | 14 | 100 |
| GRANTOR: MATTOX CAROL LYNN (EN) | | | | | | |
| GRANTEE: MATTOX AUSTIN (RMDR) | | | | | | |
| 0818/1655 | 3/07/1996 | QC Q | I | I | 01 | 161,000 |
| GRANTOR: FARMERS HOME ADMIN | | | | | | |
| GRANTEE: CAROL LYNN MATTOX | | | | | | |

| EXTRA FEATURES | | 2960 SE OCTOBER RD, LAKE CITY | | | | | | | | | | | | | | | |
|----------------|------------|-------------------------------|-----|-----|---|---|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 9915 | RV SITE | 0 | 0 | 0 | 0 | 16.00 | UT | 3,000.00 | 3,000.00 | 100 | 2007 | 2007 | 3 | 100 | 48,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 417.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 1,251 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |
| 4 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

| LAND DESCRIPTION | | TOTAL OB/XF 57,451 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|--------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0220 | C | RV PARK | 0 | | A-1 | 0.00 | 0.00 | 7.40 | AC | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 29,600 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 4,000 | | | | | | | |

