W 352.25 FT OF LOT 9 BLK A OF PI
S/D.

SPAULDING PHILLIP EUGENE/SPAULDING STEPHANIE RENEE
434 NW MULE WAY
LAKE CITY, FL 32055

**2027**

**14-4S-15-00367-119**

## BUILDING CHARACTERISTICS

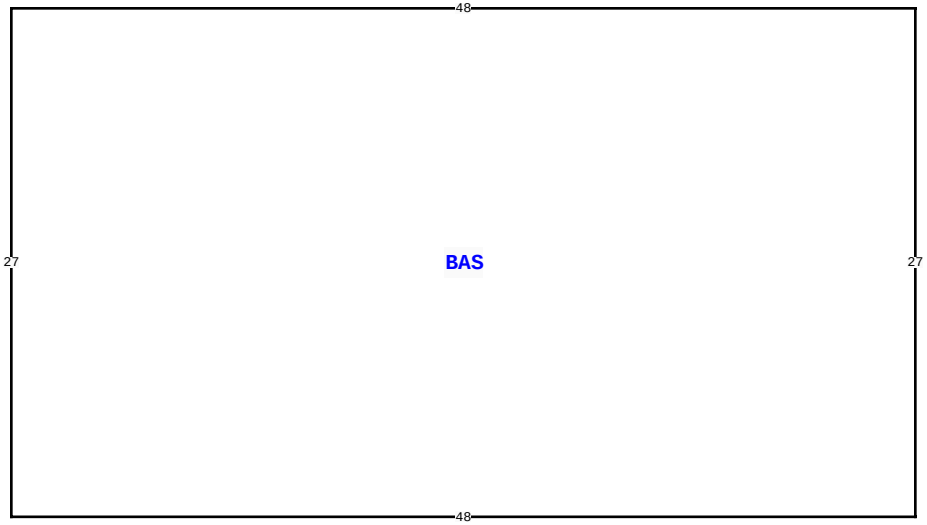
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 14415.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 107,962 |
| TOTALS | 1,296 | | | 1,296 | 107,962 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,296 | 117.0000 | 93.60 | 121,306 | 2019 | 2019 | 0 | 0 | 0 | 11.00 | 89.00 |

1 MANUF 1 0% - 2025 Heated Area: 1296 HX Base Yr




828 SW BLANTON LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2022 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 | 0060 | CARPORT F | 0 | 0 | 40 | 40 | 1,600.00 | UT | 3.50 | 3.50 | 75 | 2018 | 2018 | 3 | 75 | 4,200 | |
| 2 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |
| 3 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 107,962 |
| TOTAL MARKET OB/XF VALUE | 11,200 |
| TOTAL LAND VALUE - MARKET | 25,000 |
| TOTAL MARKET VALUE | 144,162 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 144,162 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 144,162 |
| TOTAL JUST VALUE | 144,162 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 145,512 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1527/368 | 11/08/2024 | WD | Q | I | 01 | 150,000 |
| GRANTOR: GRAHAM BEVERLY HATLEY | | | | | | |
| GRANTEE: SPAULDING PHILLIP E | | | | | | |
| 1370/0170 | 10/05/2018 | WD | U | V | 11 | 100 |
| GRANTOR: JUNE PHILLIPS & DEBRA | | | | | | |
| GRANTEE: BEVERLY HATLEY GRAH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 11,200

| 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 | 0 | | A-1 | 0.00 | 0.00 | 0.50 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 25,000 | | | | | | | |

REVIEW DATE 12/04/2024 BY TP Total Acres: 2.54 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS