E1/2 OF LOT 2 BLK A PINEMOUNT HE
EX THE N1/2 THEREOF.

CUNNINGHAM ROY L III/CUNNINGHAM COURTNIE F
259 WEIRSDALE PL
LAKE CITY, FL 32024

2027

14-4S-15-00367-157

BUILDING CHARACTERISTICS

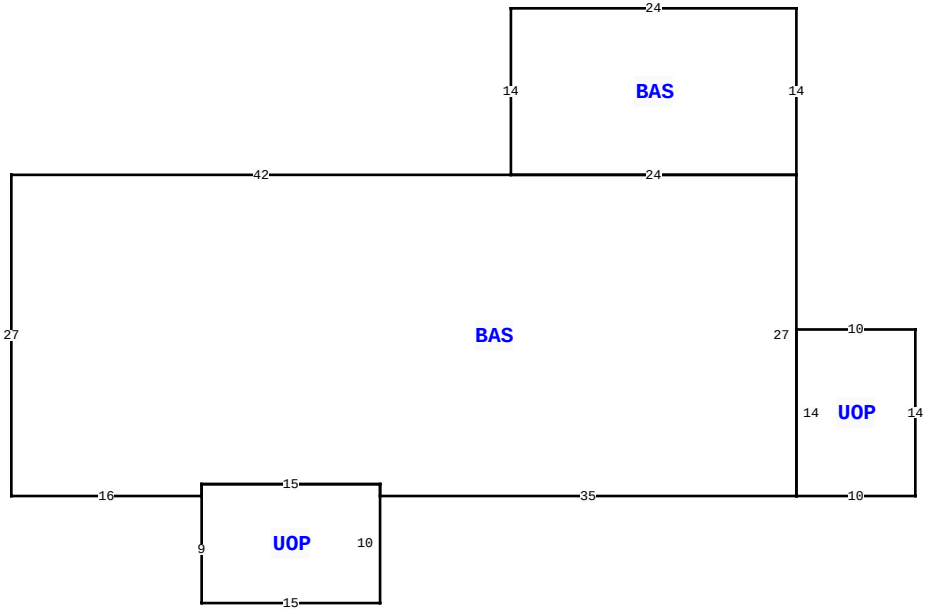
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
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	336	100		336	15,935
BAS	1,767	100		1,767	83,802
UOP	140	25		35	1,660
UOP	150	25		38	1,802
TOTALS	2,393			2,176	103,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,176	92.7200	86.23	187,636	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 2103 HX Base Yr 2022



259 SW WEIRSDALE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2023	2022		100	3,600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	103,200
TOTAL MARKET OB/XF VALUE	16,000
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	131,700
SOH/AGL Deduction	33,299
ASSESSED VALUE	98,401
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	46,990
TOTAL JUST VALUE	131,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041997	Storage Building	5,000	05/24/2021
28469	M H	464	04/07/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/2186	1/28/2021	PR	U	I	19	70,000
GRANTOR: ALLEN KATHLEEN MARIE						
GRANTEE: CUNNINGHAM ROY L II						
1005/2138	1/28/2004	WD	Q	V	06	9,000
GRANTOR: HENRY WILBUR ALLEN						
GRANTEE: TERRENCE E ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S27 E16 UOP= S9 E15 N10 W15 S1$ N1 E15 S1 E35 UOP= E10 N14 W10 S14$ N27 BAS= N14 W24 S14 E24$ W24$.

LAND DESCRIPTION

TOTAL OB/XF 16,000

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		00	0.00	0.00	0.25	LT		1.00	1.00	1.00	50,000.00	50,000.00	12,500							

REVIEW DATE 07/30/2024 BY JB Total Acres: 1.25 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/17/2026 BY SYS