COMM NW COR OF SW1/4 OF NW1/4, R
E 580 FT FOR POB, RUN N 150 FT,
S 150 FT W 290.40 FT TO POB.

FRAME JESSICA
223 SW ADVENTURE GLN
LAKE CITY, FL 32024

2027

14-4S-15-00369-003

BUILDING CHARACTERISTICS

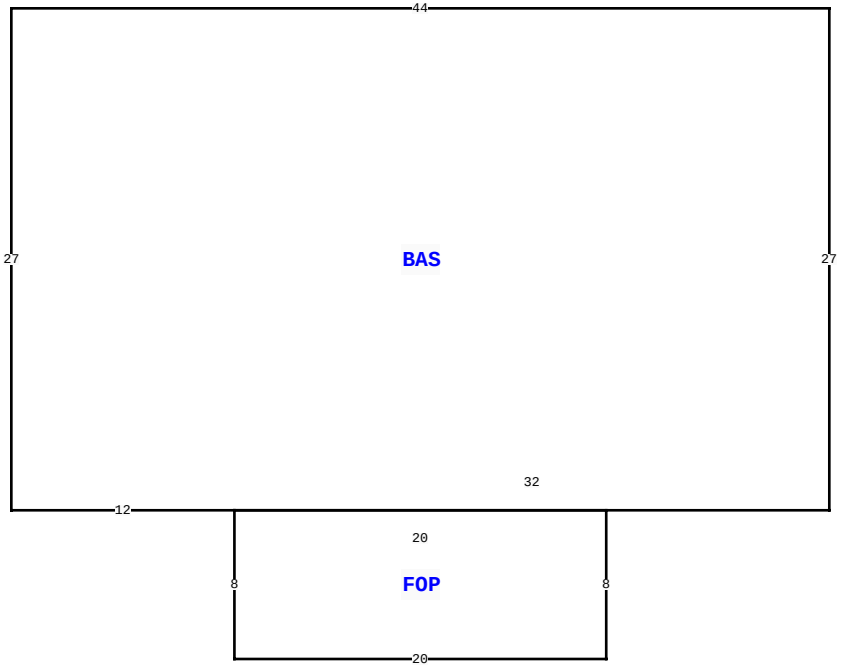
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	14415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	53,958
FOP	160	35		56	2,543
TOTALS	1,348			1,244	56,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,244	88.8000	82.58	102,730	1990	1990	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1188 HX Base Yr 2022



223 SW ADVENTURE GLN, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	56,502
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	79,902
SOH/AGL Deduction	20,437
ASSESSED VALUE	59,465
TOTAL EXEMPTION VALUE	HX HB 34,465
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	79,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/1075	4/20/2021	WD	U	I	37	45,000
GRANTOR: BRUCE RICHARD D & WAN						
GRANTEE: FRAME JESSICA						
0978/0805	3/21/2003	WD	Q	I		43,000
GRANTOR: STEPHEN D & LISA M MO						
GRANTEE: RICHARD D & WANDA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E12 FOP= S8 E20N8 W20$ E32 N27$.

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	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	20,000.00	16,000.00	16,000							

REVIEW DATE 07/30/2024 BY JB Total Acres: 1.00 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/17/2026 BY SYS