COMM SW COR OF SE1/4 OF SE1/4, R TO C/L SR341, NE ALONG C/L 1293. FT TO W R/W RD FOR POB. CONT W 2

TURNER RAYMOND S/TURNER CHRISTINE
122 SW FESTIVE GLN
LAKE CITY, FL 32024

2027

14-4S-16-02985-003

BUILDING CHARACTERISTICS

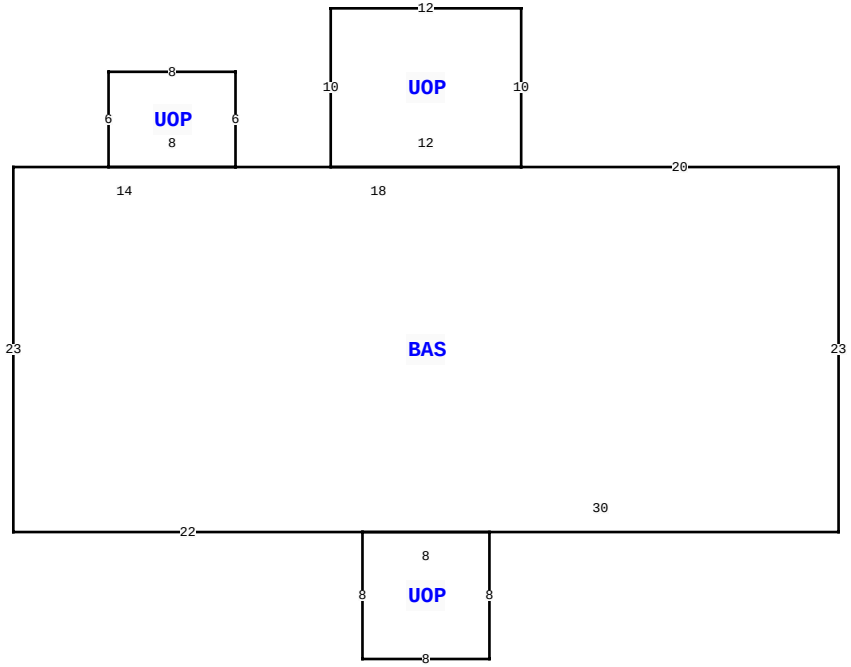
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	31,498
UOP	48	25		12	316
UOP	64	25		16	421
UOP	120	25		30	790
TOTALS	1,428			1,254	33,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,254	109.7250	65.84	82,563	2002	2002	0	0	0	60.00	40.00

2 MOBILE HME 50% - 2000 Heated Area: 1196 HX Base Yr



122 SW FESTIVE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		33,025
TOTAL MARKET OB/XF VALUE		12,276
TOTAL LAND VALUE - MARKET		9,750
TOTAL MARKET VALUE		55,051
SOH/AGL Deduction		2,717
ASSESSED VALUE		52,334
TOTAL EXEMPTION VALUE	HA HAB SX	23,309
BASE TAXABLE VALUE		29,025
TOTAL JUST VALUE		55,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,051

XFOB:1:1: ARTLINE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21711	M H	250	04/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0528/0198	4/01/1978	WD	Q	V		1,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N10 W12 S10 E12$ W18 UOP= N6 W8 S6 E8$ W14 S23 E22 UOP= S8 E8 N8 W8$ E30 N23$.

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	50	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0255	MBL HOME S	0	50	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
3	0296	SHED METAL	0	50	12	10	120.00	UT	12.00	12.00	40	2009	2009	3	40	576	
4	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,276

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	50		A-1	134.00	362.00	0.50	AC		1.00	1.00	0.75	13,000.00	9,750.00	4,875							
2	0000	C	VAC RES	50		00	0.00	0.00	0.50	AC		1.00	1.00	0.75	13,000.00	9,750.00	4,875							

REVIEW DATE 12/18/2024 BY KS Total Acres: 1.00 Total Land Value: 9,750 Market: 0 Agricultural: 0 Common: 9,750 PRINTED 11/17/2026 BY SYS