

COMM AT SW COR OF SE1/4, N
1375.76 FT, E 660.87 FT, N
690.54 FT FOR POB, CONT N

CAMPBELL CHELSEY A/CAMPBELL-BRINKLEY JESSICA M
3634 SE COUNTY RD 245
LAKE CITY, FL 32025

2026

14-4S-17-08344-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
FOP	96	35	
TOTALS	2,376		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	- 2022	Heated Area: 2280			HX Base Yr 2022				
TOTALS	2,376		2,314	264,376								

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			264,376
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			29,440
TOTAL MARKET VALUE			300,816
SOH/AGL Deduction			77,243
ASSESSED VALUE			223,573
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			172,162
TOTAL JUST VALUE			300,816
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042076	Mobile Home		06/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/0358	8/16/2020	WD	U	V	30	100
GRANTOR: CHELSEY A CAMPBELL						
GRANTEE: CHELSEY A CAMPBELL						
1418/0356	8/16/2020	WD	U	V	30	100
GRANTOR: TEVIS J GAY						
GRANTEE: CHELSEY A CAMPBELL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=30,14] E76 S30 W76 N30 \$	
FOP=[ORIG=30,38] E16 S6 W16 N6 \$	

EXTRA FEATURES																	
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	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												
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.84	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,440								