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

2027

14-4S-17-08344-003

BUILDING CHARACTERISTICS

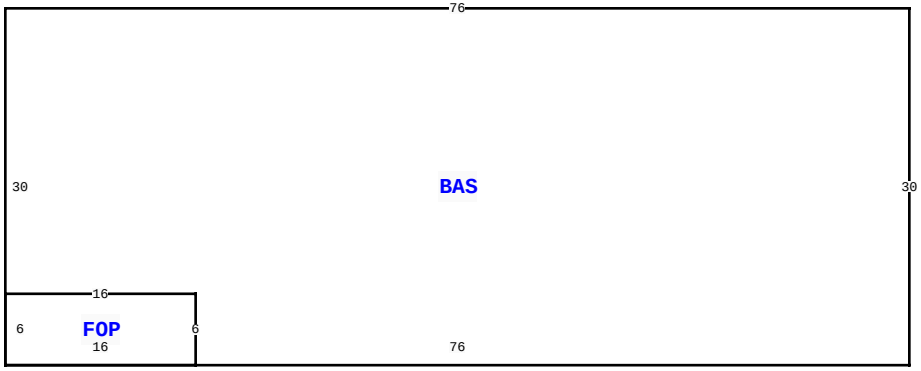
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	245,606
FOP	96	35		34	3,662
TOTALS	2,376			2,314	249,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,314	117.0000	115.83	268,031	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2022 Heated Area: 2280 HX Base Yr 2022



3634 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		249,269
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		29,440
TOTAL MARKET VALUE		285,709
SOH/AGL Deduction		55,429
ASSESSED VALUE		230,280
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,869
TOTAL JUST VALUE		285,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,226

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	1.84	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,440							

REVIEW DATE 06/30/2021 BY JB Total Acres: 1.84 Total Land Value: 29,440 Market: 0 Agricultural: 0 Common: 29,440 PRINTED 11/17/2026 BY SYS