

COMM SE COR, RUN N 694.38 FT TO
W 1268.02 FT TO E R/W MARY RD, R
R/W 343.60 FT, E 1270.09 FT, S 3

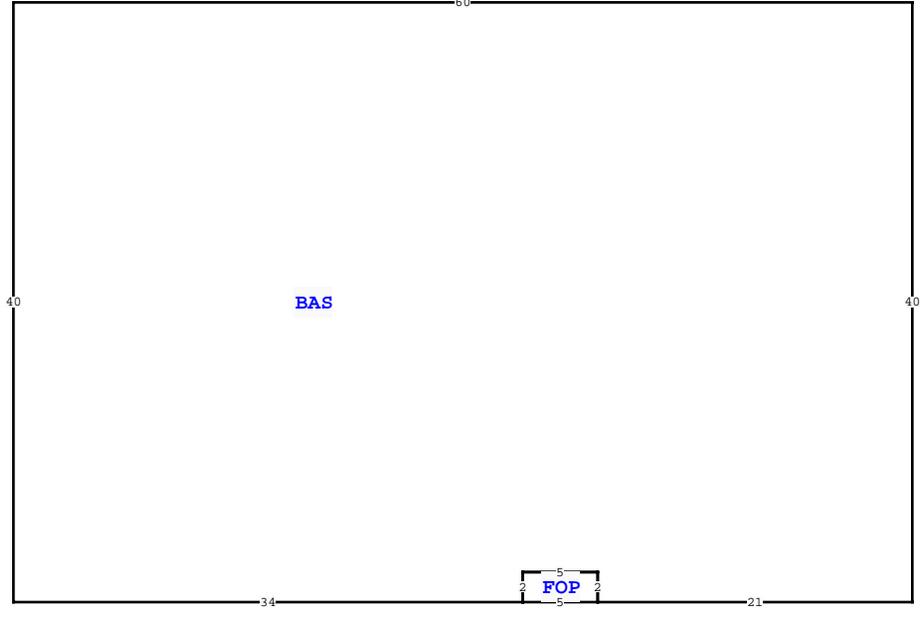
KEYSER DAVID/COLLINS JILL M
P O BOX 805
FORT WHITE, FL 32038-0805

2026

14-5S-15-00459-224

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14515.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,390	100	
FOP	10	35	
TOTALS	2,400		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,394	117.9000	113.18	270,953	2002	2002	0	0	45.00	55.00
1 MANUF 1 0% - 2003 Heated Area: 2390 HX Base Yr 2003											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		286,159	
TOTAL MARKET OB/XF VALUE		31,532	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		427,801	
SOH/AGL Deduction		200,859	
ASSESSED VALUE		226,942	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		175,531	
TOTAL JUST VALUE		427,801	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,844	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19440	M H	125	04/16/2002
18714	M H	125	09/11/2001
18657	STORAGE	100	08/24/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0918/2053	1/19/2001	WD	U	V	07	26,000
GRANTOR: RICHARD & JUDITH STEA						
GRANTEE: DAVID KEYSER & JILL						
0785/2394	1/30/1994	WD	Q	V	03	39,000
GRANTOR: GULF-ATLANTIC						
GRANTEE: RICHARD B STEARNS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0031	BARN, MT AE	0	100	30	50	1,500.00	UT	6.00	6.00	100
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0040	BARN, POLE	0	100	12	40	480.00	UT	3.00	3.00	100
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
6	0040	BARN, POLE	0	100	18	28	504.00	UT	3.00	3.00	100
7	0060	CARPORT F	0	100	18	20	360.00	UT	2.50	2.50	100
8	0252	LEAN-TO W/	0	100	18	40	720.00	UT	3.00	3.00	100
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
10	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100

TOTALS												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
						05/06/2026	MLU					
931 SW MARY TER, LAKE CITY												
TOTAL OB/XF												
30,832												

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S40 E34 FOP= E5 N2 W5 S2\$ N2 E5 S2 E21 N40\$.											

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	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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

