LOTS 1, 2 & 3 BLOCK A & LOTS 1,
7 BLOCK B OSCEOLA ESTATES & ALL
OAK ST & CYPRESS ST AS LIES N OF

FUOCO KATHRINA LYNN/NEWMAN LAURA L
10511 EPSON LN
JACKSONVILLE, FL 32221

2027

15-3S-18-10278-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 05

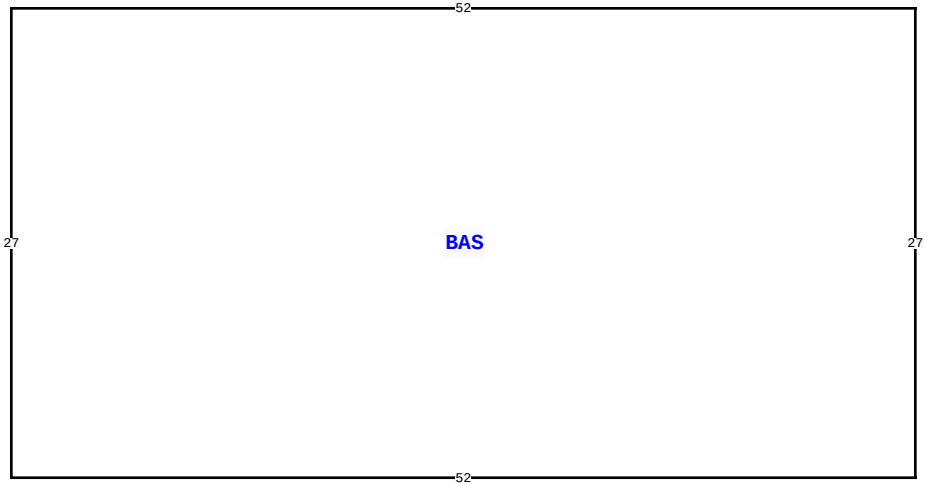
NEIGHBORHOOD/LOC 10318.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	39,728
TOTALS	1,404			1,404	39,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	117.9000	70.74	99,319	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1404 HX Base Yr



241 NE CARRIER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	10	38	380.00	UT	1.50	1.50	100	1993	1993	3	100	570	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	0	41	0	533.00	UT	4.00	4.00	100	2013	2013	3	100	2,132	
4	0060	CARPORT F	0	0	25	41	1,025.00	UT	2.50	2.50	100	2013	2013	3	100	2,563	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	39,728
TOTAL MARKET OB/XF VALUE	12,265
TOTAL LAND VALUE - MARKET	17,808
TOTAL MARKET VALUE	69,801
SOH/AGL Deduction	0
ASSESSED VALUE	69,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,801
TOTAL JUST VALUE	69,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048784	Roof Replacement	7,800	12/04/2023
31355	M H	375	08/19/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/2197	8/11/2023	PB	U	I	18	0
GRANTOR: BROWNING KATHRYN M						
GRANTEE: FUOCO KATHRINA LYNN						
0637/0743	11/16/1987	WD	U	V		2,500
GRANTOR: WARREN ALVIN E						
GRANTEE: BROWNING ALVIN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,265

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	0		A-3	0.00	0.00	4.48	AC		1.00	1.00	0.75	5,300.00	3,975.00	17,808							

REVIEW DATE 09/22/2015 BY DF Total Acres: 4.48 Total Land Value: 17,808 Market: 0 Agricultural: 0 Common: 17,808 PRINTED 11/17/2026 BY SYS