THE S 150 FT OF THE W 290.40 FT
NE1/4, EX RD RW.

JONES FAMILY LIVING TRUST
301 NW BROOKSIDE CT
LAKE CITY, FL 32055

2026

15-4S-16-02988-006

BUILDING CHARACTERISTICS

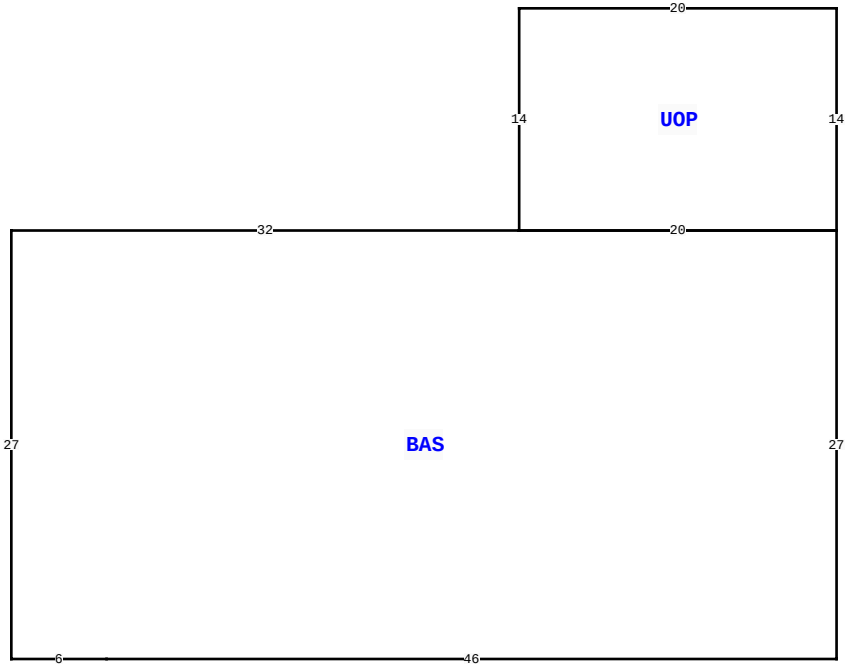
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	33,101
UOP	280	25		70	1,650
TOTALS	1,684			1,474	34,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,474	98.2395	58.94	86,878	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1404 HX Base Yr



413 SW NURSERY RD, 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0	10	20	200.00	UT	5.00	5.00	70	1993	1993	3	70	700	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,751
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	56,651
SOH/AGL Deduction	0
ASSESSED VALUE	56,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,651
TOTAL JUST VALUE	56,651
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,442

SALE:2:2: ID#: LHMLP2B151502522A & B

SALE:2:1: SALE INCL 1988 PINE CO DW-MH 52' X 28'

SALE:1:1: 1988 DW

XFOB:1:1: PINE MANOR M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1409	9/08/2025	WD	U	I	37	50,000
GRANTOR: CRUNCLETON GENE L						
GRANTEE: JONES FAMILY LIVING						
1326/0890	11/08/2016	WD	U	I	11	0
GRANTOR: BARBARA A CRUNCLETON						
GRANTEE: GENE L CRUNCLETON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 S27 E6 E46 N27 W20 $
UOP=[ORIG=20,0] N14 W20 S14 E20 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,900

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 02/06/2026 BY TP Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 06/10/2026 BY SYS