

LOT 13 BLOCK A PERRY PLACE S/D.
771-1124, WD 1001-2814, WD 1033-

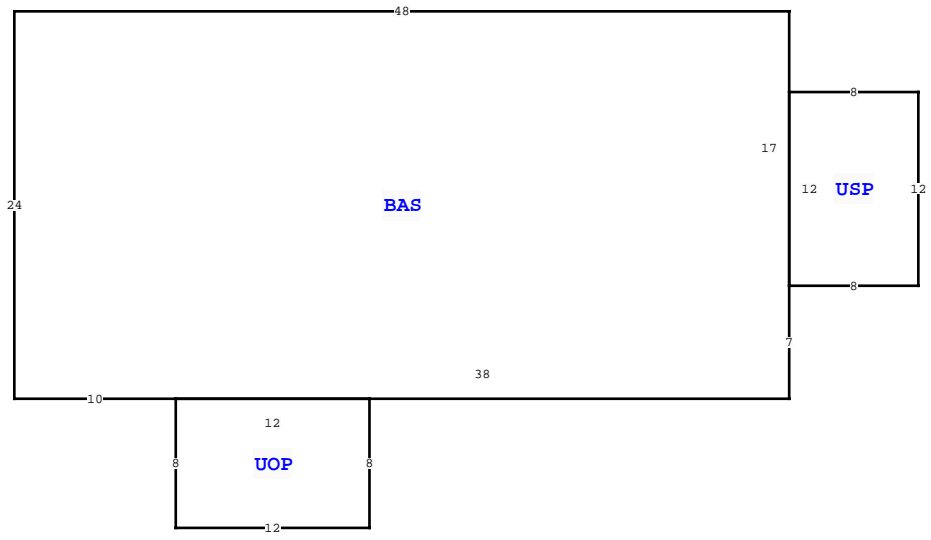
PHELPS DANNY KEITH/PHELPS JESSICA LEANN NICOLE
469 SE SHARON LN
LAKE CITY, FL 32025

2026

15-4S-17-08355-113
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MAP NUM		06		
	NEIGHBORHOOD/LOC	15417.030	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	31,491
UOP	96	25		24	656
USP	96	35		34	930
TOTALS	1,344			1,210	33,076

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2026								
				Heated Area: 1152			HX Base Yr 2026				



VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		33,076	
TOTAL MARKET OB/XF VALUE		3,400	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		58,976	
SOH/AGL Deduction		13,121	
ASSESSED VALUE		45,855	
TOTAL EXEMPTION VALUE	HX HB SX	45,855	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		58,976	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		58,976	
PRMT:1:1: DALE WHITEHEAD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
14856	M H	125	12/21/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/1202	1/12/2018	WD	U	I	11	100
GRANTOR: DANNY KEITH PHELPS (R)						
GRANTEE: DANNY KEITH & JESSI						
1287/1595	1/13/2015	LE	U	I	14	100
GRANTOR: DAISY R PHELPS (LIFE)						
GRANTEE: DANNY KEITH PHELPS						

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	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				400	
2	9947	Septic	0	100	0	0			1.00	UT	3,000.00				3,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W48 S24 E10 UOP= S8 E12 N8 W12\$ E38 N7 USP= E8 N12 W8 S12\$ N17\$.			

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		RMH-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							