LOT 16 EAGLES RIDGE S/D PHASE 2.
AG 1043-1197, WD 1067-2599, WD 1

AKERS WILLIAM EDWARD/AKERS BRANDON
256 SE VALERIE CT
LAKE CITY, FL 32025

2027

15-4S-17-08355-516

BUILDING CHARACTERISTICS

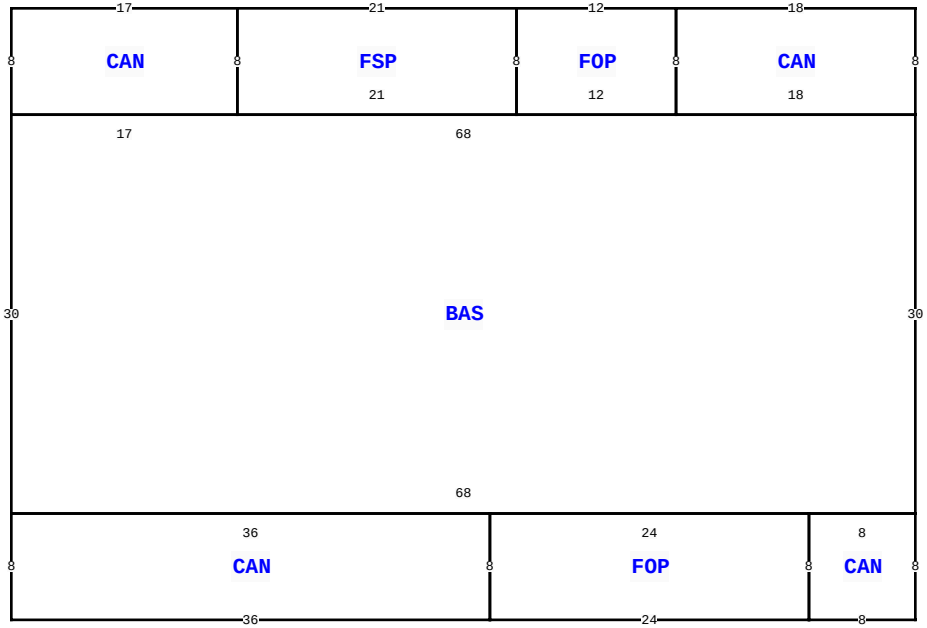
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	15417.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	118,853
CAN	64	30		19	1,107
CAN	136	30		41	2,389
CAN	144	30		43	2,505
CAN	288	30		86	5,011
FOP	96	35		34	1,981
FOP	192	35		67	3,903
FSP	168	40		67	3,903
TOTALS	3,128			2,397	139,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,397	113.9000	105.93	253,914	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 2040 HX Base Yr



256 SE VALERIE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0294	SHED WOOD/	0	0	24	12	288.00	UT	14.00	14.00	100	0	0	3	100	4,032	
2	0252	LEAN-TO W/	0	0	10	12	120.00	UT	2.50	2.50	100	0	0	3	100	300	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	139,653
TOTAL MARKET OB/XF VALUE	7,332
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	169,485
SOH/AGL Deduction	0
ASSESSED VALUE	169,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,485
TOTAL JUST VALUE	169,485
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23188	M H	322	05/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1372	9/12/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (AKERS						
GRANTEE: AKERS BRANDON						
1323/0111	9/29/2016	WD	Q	I	01	90,000
GRANTOR: REX A & ELSIE LORENE						
GRANTEE: WILLIAM EDWARD & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 CAN= N8 E17 FSP= E21 FOP= E12 CAN= E18 S8 W18N8$ S8 W12 N8$ S8 W21 N8$ S8 W17$ S30 CAN= S8 E36 FOP= E24 CAN= E8 N8 W8 S8$ N8 W24 S8 $ N8 W36$ E68 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,332

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

REVIEW DATE 04/19/2017 BY BC Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS