LOT 32 HI-DRI ACRES UNIT 2.

351-434, 793-702, 812-1859, 842-

MORGAN CAGNEY L/COURSON LAMAR A JR
147 SW CONDOR PL
LAKE CITY, FL 32024

2027

15-5S-16-03626-032

BUILDING CHARACTERISTICS

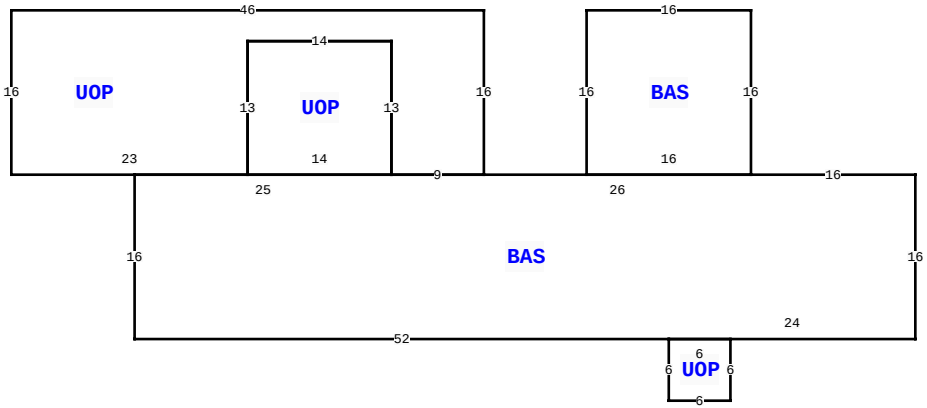
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	7,060
BAS	1,216	100		1,216	33,532
UOP	36	25		9	248
UOP	182	25		46	1,268
UOP	554	25		138	3,806
TOTALS	2,244			1,665	45,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,665	114.9000	68.94	114,785	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2009 Heated Area: 1472 HX Base Yr 2009



147 SW CONDOR PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0060	CARPORT F	0	100	13	29	377.00	UT	5.00	5.00	70	1997	1997	3	70	1,320	
2	0210	GARAGE U	0	100	14	24	336.00	UT	18.00	18.00	60	1997	1997	3	60	3,629	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,914
TOTAL MARKET OB/XF VALUE	14,249
TOTAL LAND VALUE - MARKET	37,280
TOTAL MARKET VALUE	97,443
SOH/AGL Deduction	39,730
ASSESSED VALUE	57,713
TOTAL EXEMPTION VALUE	HX HB 32,713
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	97,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,443

XFOB:2:1: 1992 HOMES OF MERIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049090	Roof Replacement	8,000	01/25/2024
14022	REMODEL	49	05/18/1998
12928	M H	125	08/14/1997
12875	RECONNECT	50	08/06/1997
10417	M H	125	11/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1122/2434	6/21/2007	WD	Q	I		91,200
GRANTOR: MOON						
GRANTEE: COURSON JR & MORGAN						
0842/2026	7/18/1997	WD	Q	I	03	23,500
GRANTOR: HALL						
GRANTEE: MOON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 BAS= N16 W16 S16 E16$ W26 UOP= N16 W46 S16 E23 N13 E14 S13 E9$ W9 UOP= N13 W14 S13 E14$ W25 S16 E52 UOP= S6E6 N6 W6$ E24 N16$.

LAND DESCRIPTION

TOTAL OB/XF 14,249

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	100			0.00	0.00	2.33	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,280							

REVIEW DATE 02/17/2026 BY KS Total Acres: 2.33 Total Land Value: 37,280 Market: 0 Agricultural: 0 Common: 37,280 PRINTED 11/17/2026 BY SYS