COMM SW COR OF SE1/4 OF NW1/4
OF SW1/4, RUN N 230.06 FT FOR
POB, CONT N 405.82 FT TO S

COURSON JERRY W/COURSON TARA O
P O BOX 966
LAKE CITY, FL 32056

2026

16-4S-16-03041-020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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	01	01
DOR CODE	0202	MOBILE HOME/M HOME

MAP NUM | MKT AREA 06

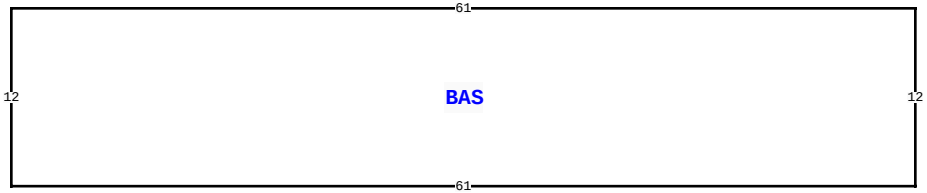
NEIGHBORHOOD/LOC 16416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100		732	12,901
TOTALS	732			732	12,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	732	73.4250	44.06	32,252	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 732 HX Base Yr



118 SW SHADOW CT, 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	0296	SHED METAL	0	0	10	20	200.00	UT	5.00	5.00	75	1998	1998	3	75	750	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	64,419
TOTAL MARKET OB/XF VALUE	14,150
TOTAL LAND VALUE - MARKET	23,520
TOTAL MARKET VALUE	102,089
SOH/AGL Deduction	0
ASSESSED VALUE	102,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,089
TOTAL JUST VALUE	102,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,474

SALE:1:1: 3.04 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26217	M H	275	09/10/2007
13455	M H	125	12/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/1470	11/20/2017	WD	Q	I	01	45,000
GRANTOR: SUSAN E HOWARD						
GRANTEE: JERRY W & TARA O CO						
1210/2582	3/01/2011	WD	U	I	30	100
GRANTOR: THOMAS D & SUSAN E HO						
GRANTEE: THOMAS D & SUSAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S12 E61 N12$.

LAND DESCRIPTION

TOTAL OB/XF 14,150

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	2.94	AC		1.00	1.00	1.00	8,000.00	8,000.00	23,520							

REVIEW DATE 07/10/2024 BY KS Total Acres: 2.94 Total Land Value: 23,520 Market: 0 Agricultural: 0 Common: 23,520 PRINTED 06/09/2026 BY SYS

COMM SW COR OF SE1/4 OF NW1/4
OF SW1/4, RUN N 230.06 FT FOR
POB, CONT N 405.82 FT TO S

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LAKE CITY, FL 32056

2026

16-4S-16-03041-020

BUILDING CHARACTERISTICS

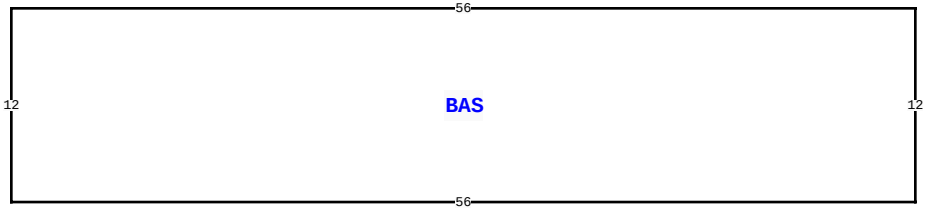
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,876
TOTALS	672			672	10,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	67.4250	40.46	27,189	1973	1973	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



118 SW SHADOW CT, 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	64,419
TOTAL MARKET OB/XF VALUE	14,150
TOTAL LAND VALUE - MARKET	23,520
TOTAL MARKET VALUE	102,089
SOH/AGL Deduction	0
ASSESSED VALUE	102,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,089
TOTAL JUST VALUE	102,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/1470	11/20/2017	WD	Q	I	01	45,000
GRANTOR: SUSAN E HOWARD						
GRANTEE: JERRY W & TARA O CO						
1210/2582	3/01/2011	WD	U	I	30	100
GRANTOR: THOMAS D & SUSAN E HO						
GRANTEE: THOMAS D & SUSAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/10/2024 BY KS Total Acres: 2.94 Total Land Value: 23,520 Market: 0 Agricultural: 0 Common: 23,520 PRINTED 06/09/2026 BY SYS

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POB, CONT N 405.82 FT TO S

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P O BOX 966
LAKE CITY, FL 32056

2026

16-4S-16-03041-020

BUILDING CHARACTERISTICS

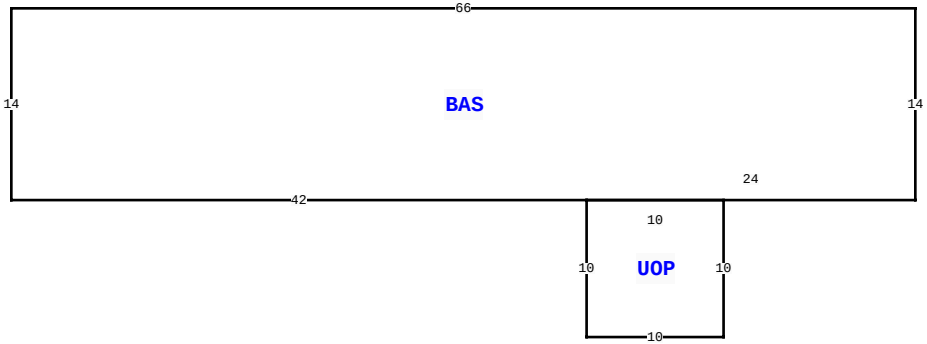
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	9,271
UOP	100	25		25	251
TOTALS	1,024			949	9,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	949	83.6100	50.17	47,611	1992	1992	0	0	20	60.00	20.00

3 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



118 SW SHADOW CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	64,419
TOTAL MARKET OB/XF VALUE	14,150
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SOH/AGL Deduction	0
ASSESSED VALUE	102,089
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,089
TOTAL JUST VALUE	102,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/1470	11/20/2017	WD	Q	I	01	45,000
GRANTOR: SUSAN E HOWARD						
GRANTEE: JERRY W & TARA O CO						
1210/2582	3/01/2011	WD	U	I	30	100
GRANTOR: THOMAS D & SUSAN E HO						
GRANTEE: THOMAS D & SUSAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E42 UOP= S10 E10 N10 W10$ E24 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/10/2024 BY KS Total Acres: 2.94 Total Land Value: 23,520 Market: 0 Agricultural: 0 Common: 23,520 PRINTED 06/09/2026 BY SYS

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LAKE CITY, FL 32056

2026

16-4S-16-03041-020

BUILDING CHARACTERISTICS

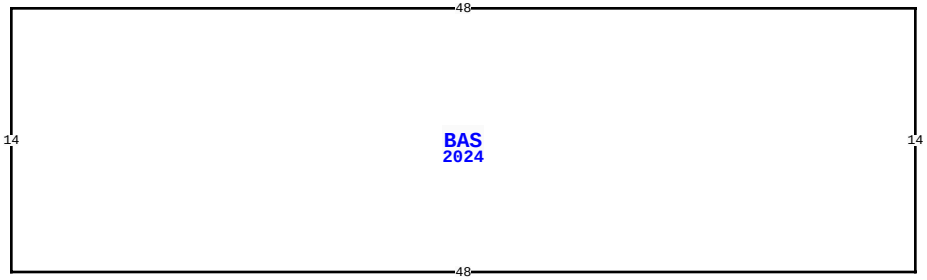
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2024	672	31,120
TOTALS	672			672	31,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	672	103.9500	84.20	56,582	1988	1988	0	0	0	45.00	55.00

4 MANUF 1 0% - 2024 Heated Area: 672 HX Base Yr



118 SW SHADOW CT, 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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,089
TOTAL JUST VALUE	102,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: SUSAN E HOWARD						
GRANTEE: JERRY W & TARA O CO						
1210/2582	3/01/2011	WD	U	I	30	100
GRANTOR: THOMAS D & SUSAN E HO						
GRANTEE: THOMAS D & SUSAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,17] E48 S14 W48 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/10/2024 BY KS Total Acres: 2.94 Total Land Value: 23,520 Market: 0 Agricultural: 0 Common: 23,520 PRINTED 06/09/2026 BY SYS