LOT 31 DOUBLE RUN ACRES S/D.
408-137, 554-415, 694-652, 708-8

GARRETT JUSTIN/DISHMAN SELINA
206 NE WAYLON GLN
LAKE CITY, FL 32055

**2027**

**17-3S-17-04971-031**

## 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 | | 3 100 |
| 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 07

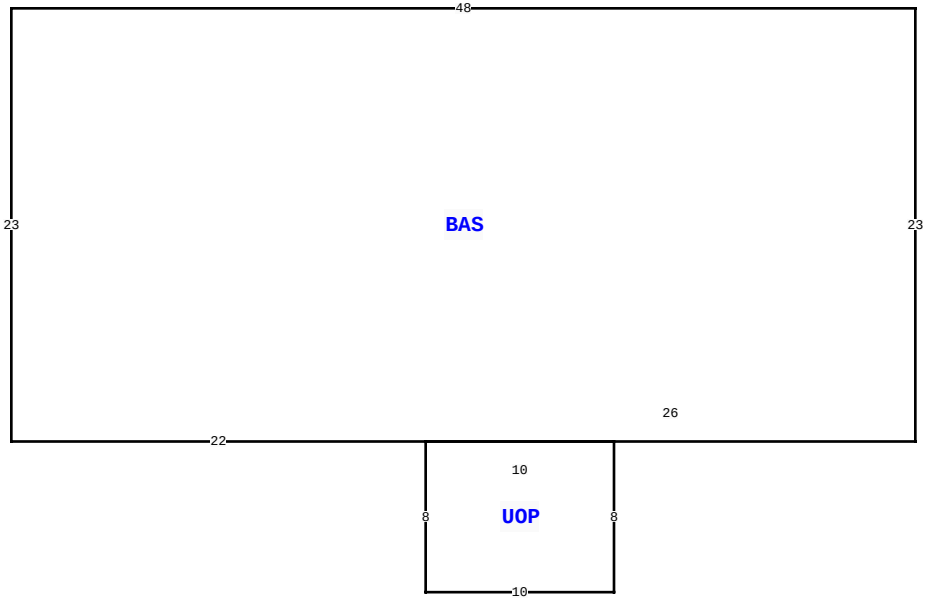
NEIGHBORHOOD/LOC 17317.040 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,104 | 100 | | 1,104 | 30,179 |
| UOP | 80 | 25 | | 20 | 547 |
| TOTALS | 1,184 | | | 1,124 | 30,726 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,124 | 113.9000 | 68.34 | 76,814 | 1991 | 1991 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 50% - 2025 Heated Area: 1104 HX Base Yr 2025




206 NE WAYLON GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 MLU |
| 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 | 0294 | SHED WOOD/ | 0 | 50 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 2 | 0040 | BARN,POLE | 0 | 50 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 50 | |
| 3 | 9945 | Well/Sept | 0 | 50 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 30,726 |
| TOTAL MARKET OB/XF VALUE | | 7,250 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 56,476 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 56,476 |
| TOTAL EXEMPTION VALUE | HA HAB | 25,000 |
| BASE TAXABLE VALUE | | 31,476 |
| TOTAL JUST VALUE | | 56,476 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 56,476 |

SALE:3:1: FAMILY TRANSACTION

SALE:2:1: LOT 31 DOUBLE RUN ACRES - FAMILY TRANSAC

XFOB:1:1: MERIT MH

SALE:1:1: LOT 31, DOUBLE RUNN ACRES WITH "TRAILER"

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1457/1837 | 1/24/2022 | TD | U | I | 18 | 20,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FLORIDA HOLDINGS TR | | | | | | |
| 1464/384 | 4/06/2021 | WD | Q | I | 01 | 49,900 |
| GRANTOR: FLORIDA HOLDINGS TRUS | | | | | | |
| GRANTEE: GARRETT JUSTIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S23 E22 UOP= S8 E10 N8 W10$ E26 N23$.

## LAND DESCRIPTION

TOTAL OB/XF 7,250

| 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 | 50 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 08/18/2015 BY DF Total Acres: 1.15 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS