W1/2 OF S1/4 OF SW1/4 OF NE1/4.

626-151, 804-1576

PRINCE SHERRY
662 NW MCCALL TER
LAKE CITY, FL 32055

2026

18-3S-17-05056-000

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		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

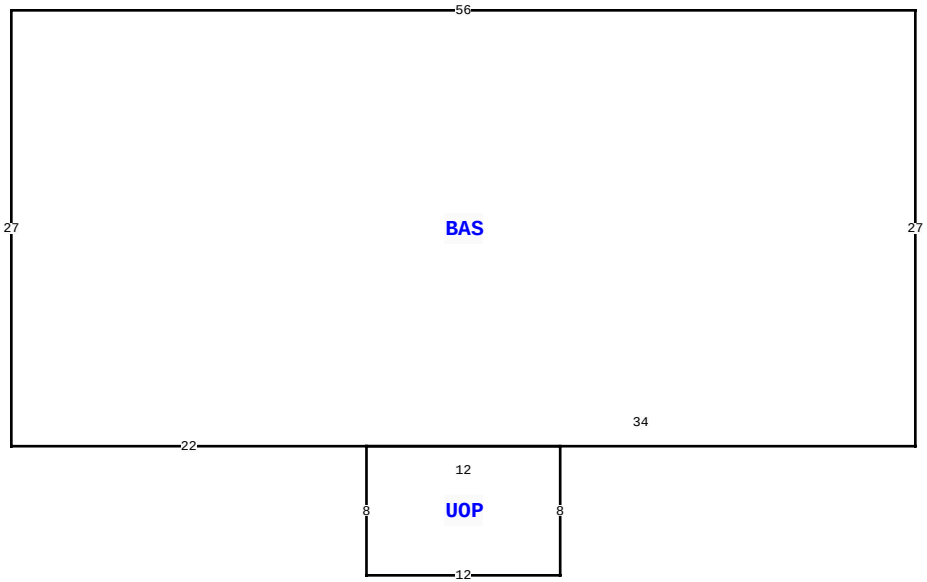
NEIGHBORHOOD/LOC 18317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	90,603
UOP	96	25		24	1,438
TOTALS	1,608			1,536	92,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,536	115.9000	108.95	167,347	2001	2001	0	0	0	45.00	55.00

2 MANUF 1 100% - 1997 Heated Area: 1512 HX Base Yr 1997



662 NW MCCALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0	100	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		92,041
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		24,375
TOTAL MARKET VALUE		124,916
SOH/AGL Deduction		64,999
ASSESSED VALUE		59,917
TOTAL EXEMPTION VALUE	HX HB	34,917
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		124,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,916

BLDG:1:1: NEWM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38737	MAINT/ALTR	0	10/14/2019
17931	M H	125	02/12/2001
11246	M H	125	06/06/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0804/1576	4/24/1995	WD	Q	V		11,500
GRANTOR: CHARLES C & MAGGIE HA						
GRANTEE: SHERRY PRINCE						
0626/0151	6/04/1987	WD	U	V		2,300
GRANTOR: MCCALL LEON & VERA						
GRANTEE: HARRIS CHARLES C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E22 UOP= S8 E12 N8 W12$ E34 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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		RSF-1	0.00	0.00	5.00	AC		1.00	1.00	0.75	6,500.00	4,875.00	24,375							

REVIEW DATE 01/22/2020 BY KR Total Acres: 5.00 Total Land Value: 24,375 Market: 0 Agricultural: 0 Common: 24,375 PRINTED 06/22/2026 BY SYS