BEG NE COR OF NW1/4 OF SW1/4, RU
FT, S 1324.67 FT, W 442.57 FT, N
E 287.74 FT TO W R/W OF A CO RD,

WYNN MARY E
721 NE HARRIGHTONCT
LAKE CITY, FL 32055

**2027**

**18-3S-18-10296-000**

## 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 | 5000 | IMPROVED AG |

MAP NUM | MKT AREA 04

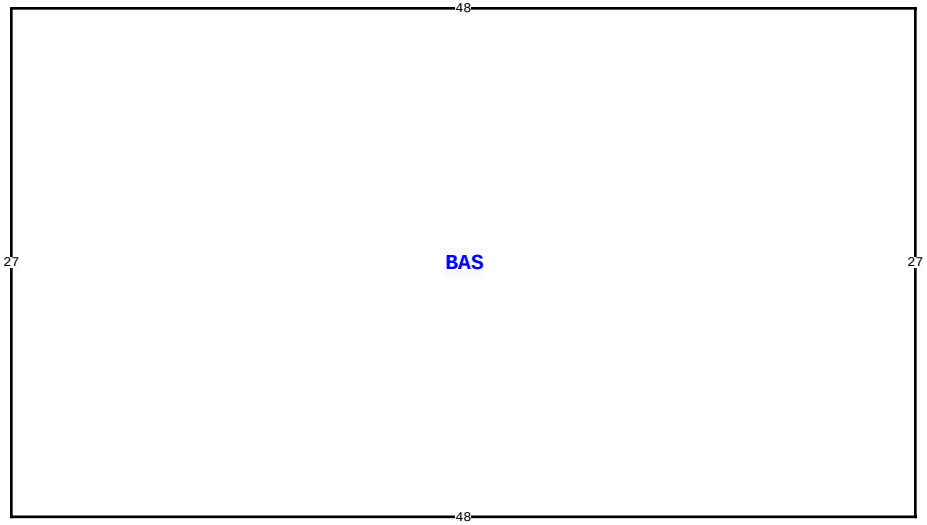
NEIGHBORHOOD/LOC 1418.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 36,050 |
| TOTALS | 1,296 | | | 1,296 | 36,050 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,296 | 115.9000 | 69.54 | 90,124 | 1993 | 1993 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 100% - 1996 Heated Area: 1296 HX Base Yr 1996




721 NE HARRINGTON CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | 08/19/1998 MO | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 36,050 |
| TOTAL MARKET OB/XF VALUE | | 12,140 |
| TOTAL LAND VALUE - MARKET | | 67,100 |
| TOTAL MARKET VALUE | | 62,838 |
| SOH/AGL Deduction | | 20,707 |
| ASSESSED VALUE | | 42,131 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 17,131 |
| TOTAL JUST VALUE | | 115,290 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 115,290 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 14386 | M H | 125 | 08/11/1998 |
| 9904 | M H | 125 | 06/28/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 200 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 800 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 200 | |
| 4 | 0297 | SHED CONCR | 0 | 100 | 40 | 28 | 1,120.00 | UT | 13.00 | 13.00 | 25 | 2011 | 2011 | 3 | 25 | 3,640 | |
| 5 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |
| 6 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |
| 7 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,140

| 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 | 5910 | A | SWAMP/CYPRES | 0 | | 00 | 0.00 | 0.00 | 2.20 | AC | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 88 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | 00 | 0.00 | 0.00 | 8.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 3,560 | | | | | | | |
| 3 | 0100 | C | SFR | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 5,500 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 10.20 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 56,100 | | | | | | | |
| 5 | 0200 | C | MBL HM | 100 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 5,500 | | | | | | | |

REVIEW DATE 09/22/2015 BY DF Total Acres: 12.20 Total Land Value: 14,648 Market: 56,100 Agricultural: 3,648 Common: 11,000 PRINTED 11/16/2026 BY SYS