W1/2 OF E1/2 OF NW1/4 OF SW1/4 O
S 25 FT FOR RD R/W (AKA W1/2 PAR
RD SURVEY).

WEBB BILLY
293 SW FAB GLN
LAKE CITY, FL 32024

2027

18-4S-16-03059-017

BUILDING CHARACTERISTICS

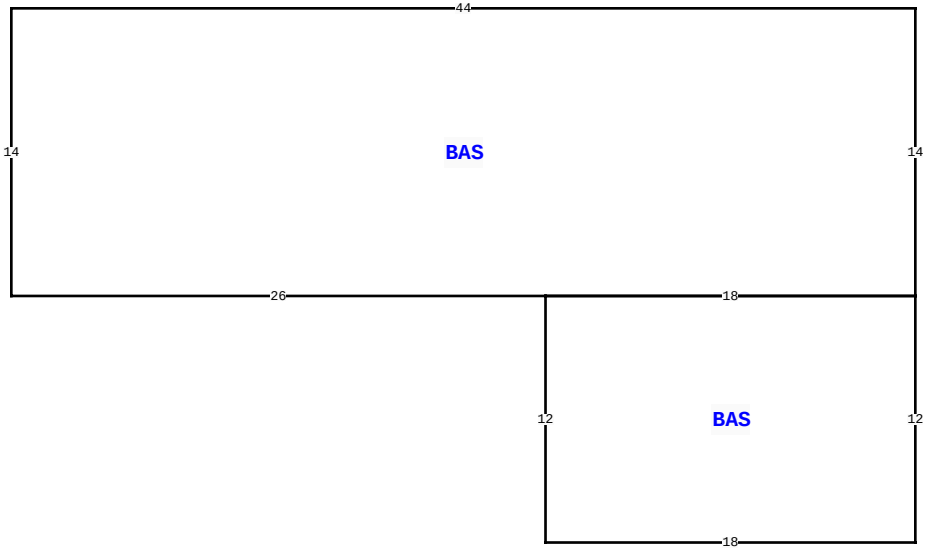
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	3,565
BAS	616	100		616	10,166
TOTALS	832			832	13,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	832	68.7690	41.26	34,328	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 832 HX Base Yr



293 SW FAB GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
2	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	13,731
TOTAL MARKET OB/XF VALUE	9,800
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	63,531
SOH/AGL Deduction	4,505
ASSESSED VALUE	59,026
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,026
TOTAL JUST VALUE	63,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,531

SALE:3:1: ORB 674-344 CORRECTED LEGL DESC/2.50 AC/

SALE:2:1: $.60 STAMPS

SALE:1:1: $.70 STAMPS

XFOB:1:1: PEACH MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0791/1235	2/28/1994	QC	Q	I	01	0
GRANTOR: LEROY WEBB						
GRANTEE: BILLY WEBB						
0756/0935	2/11/1992	QC	Q	I	01	0
GRANTOR: LEROY WEBB						
GRANTEE: BILLY WEBB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S14 E26 BAS= S12 E18 N12 W18$ E18 N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,800

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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							

REVIEW DATE 12/17/2024 BY JB Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS