COMM SW COR OF NW1/4, RUN E
1034.13 FT, N 320.38 FT TO
POB, CONT N 320.48 FT TO S R/W

BICKEL BRIAN TRUSTEE
BRIAN BICKEL SR LIVING TRUST, 1604 SW DEKLE RD
LAKE CITY, FL 32024

2027

18-4S-16-03060-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

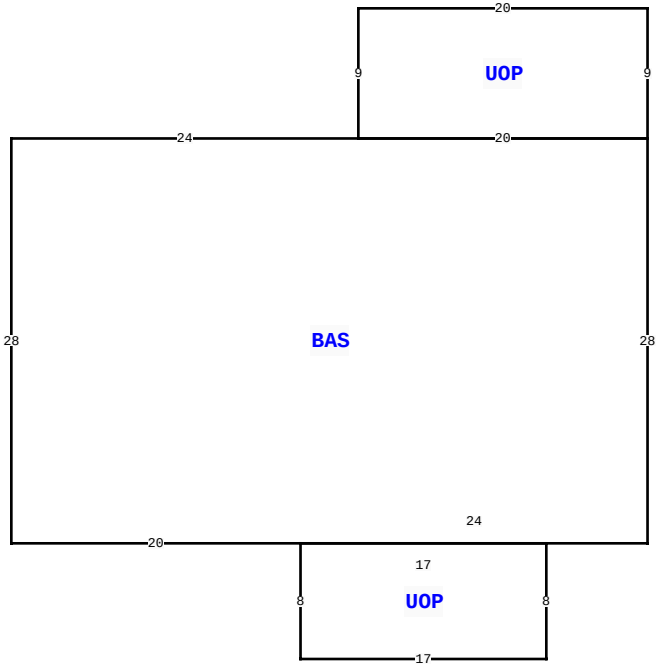
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 18416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	28,740
UOP	136	25		34	793
UOP	180	25		45	1,050
TOTALS	1,548			1,311	30,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,311	97.2000	58.32	76,458	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1232 HX Base Yr



200 SW FAB GLN, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 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	0031	BARN,MT AE	0	0	21	24	504.00	UT	1.75	1.75	100	1994	1994	3	100	882	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	30,583
TOTAL MARKET OB/XF VALUE	8,082
TOTAL LAND VALUE - MARKET	14,700
TOTAL MARKET VALUE	53,365
SOH/AGL Deduction	184
ASSESSED VALUE	53,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,181
TOTAL JUST VALUE	53,365
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,365

SALE:3:1: 1.05 ACRES - SELLING PRICE TOO LOW FOR A
SALE:2:1: MARILYN WAS GIVEN HER MAIDEN NAME - DIVO
SALE:1:1: 1.05 AC WITH DW MH
XFOB:1:1: HERTIAGE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1232/0629	3/26/2012	WD	U	I	11	100
GRANTOR: BRIAN BICKEL						
GRANTEE: BRIAN BICKEL TRUSTE						
1209/1879	2/09/2011	WD	U	I	37	43,000
GRANTOR: ROSEMARY TOWNSEND						
GRANTEE: BRIAN BICKEL TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S28 E20 UOP= S8 E17N8 W17$ E24 N28 UOP= N9 W20 S9 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 8,082

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	1.05	AC		1.00	1.00	0.70	20,000.00	14,000.00	14,700							

REVIEW DATE 12/17/2024 BY JB Total Acres: 1.05 Total Land Value: 14,700 Market: 0 Agricultural: 0 Common: 14,700 PRINTED 11/17/2026 BY SYS