

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

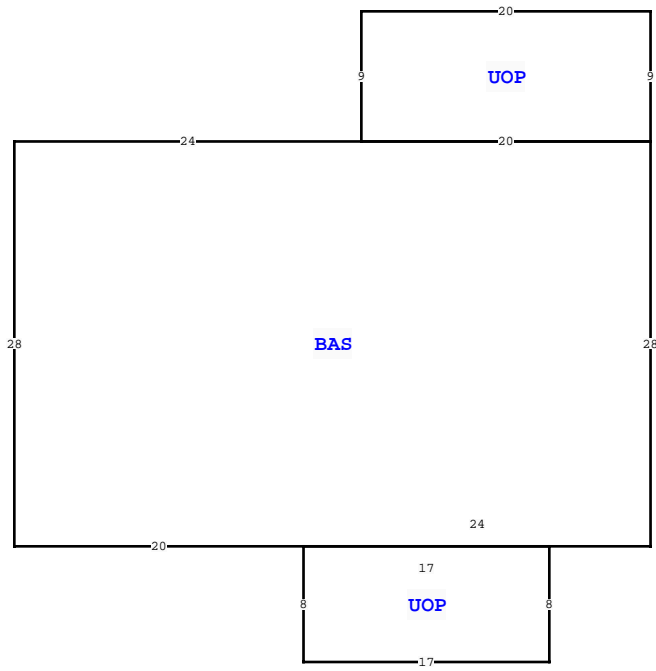
BICKEL BRIAN TRUSTEE  
BRIAN BICKEL SR LIVING TRUST, 1604 SW DEKLE RD  
LAKE CITY, FL 32024

**2026**

18-4S-16-03060-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
BAS	1,232	100	
UOP	136	25	
UOP	180	25	
TOTALS	1,548		

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	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 1232 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			5,019
ASSESSED VALUE			48,346
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			48,346
TOTAL JUST VALUE			53,365
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			51,895

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						

EXTRA FEATURES																
L N	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

TOTAL OB/XF													
8,082													

BUILDING NOTES													

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

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							