

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

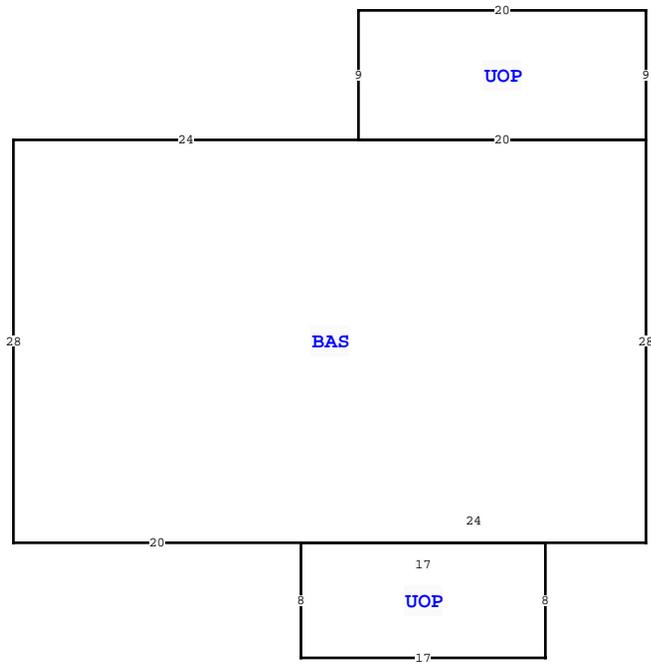
BICKEL BRIAN TRUSTEE
BRIAN BICKEL SR LIVING TRUST, 1604 SW DEKLE RD
LAKE CITY, FL 32024

2026

18-4S-16-03060-004
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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	61.24	80,286	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			32,114
TOTAL MARKET OB/XF VALUE			8,082
TOTAL LAND VALUE - MARKET			14,700
TOTAL MARKET VALUE			54,896
SOH/AGL Deduction			6,550
ASSESSED VALUE			48,346
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			48,346
TOTAL JUST VALUE			54,896
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							