

COMM NE COR OF E1/2 OF NE1/4 OF
 FT TO POB, CONT S 210 FT, W 210
 210 FT TO POB. ALSO, COMM NE COR

LAM FRANK E
 2672 SW COUNTY RD 778
 FORT WHITE, FL 32038

2026

18-7S-17-10014-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,186	100	
TOTALS	2,186		115,926

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	1	100%	- 2005	Heated Area: 2186			HX Base Yr 2005			

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			115,926
TOTAL MARKET OB/XF VALUE			8,950
TOTAL LAND VALUE - MARKET			20,700
TOTAL MARKET VALUE			145,576
SOH/AGL Deduction			35,167
ASSESSED VALUE			110,409
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			53,998
TOTAL JUST VALUE			145,576
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			145,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/2033	3/06/2024	WD	U	I	11	100
GRANTOR: LAM FRANK						
GRANTEE: LAM FRANK						
1278/2371	8/01/2014	QC	U	V	11	100
GRANTOR: LINDA & GEOFFERY GAVE						
GRANTEE: FRANK & GWENDOLYN B						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S29 E13 N1 E18 S1 E45 N29\$.	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2004	2004	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
TOTAL OB/XF 8,950																

LAND DESCRIPTION		TOTAL OB/XF 8,950																						
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.38	AC		1.00	1.00	1.00	15,000.00	15,000.00	5,700							