LOT 5 & 6 BLOCK 1 MARION HEIGHTS
396-360, 952-1200,

B&G RENTAL PROPERTIES, LLC
894 SE GABE ST
LAKE CITY, FL 32025

2026

19-3S-17-05145-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

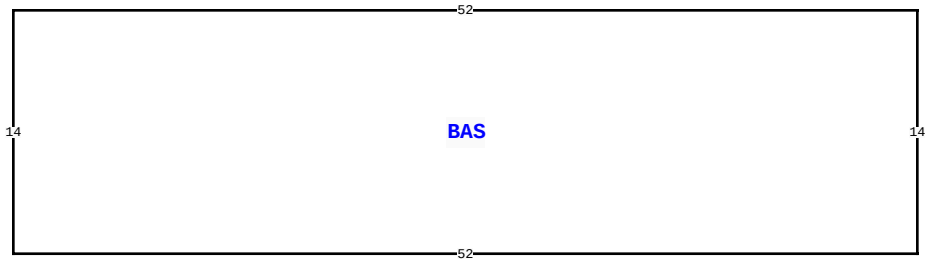
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	42,627
TOTALS	728			728	42,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	728	110.9000	106.46	77,503	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 728 HX Base Yr



904 NW COUNTY ROAD 25A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	42,627
TOTAL MARKET OB/XF VALUE	3,550
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	58,177
SOH/AGL Deduction	11,328
ASSESSED VALUE	46,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,849
TOTAL JUST VALUE	58,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,292

LAND:1:1: TOTAL ACRES = 0.46 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1444/2567	8/13/2021	WD	Q	I	01	45,000
GRANTOR: HARPER SPENCER						
GRANTEE: B&G RENTAL PROPERTI						
0952/1200	4/05/2002	WD	Q	V	01	100
GRANTOR: HAROLD HARPER (AS SOL						
GRANTEE: SPENCER HARPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 N14$.

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	8	10	80.00	UT	5.00	5.00	100	2003	2003	3	100	400	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,550

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

REVIEW DATE 08/24/2015 BY DF Total Acres: 0.46 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 05/08/2026 BY SYS