COMM NW COR OF NE1/4 OF NW1/4, R
E 185 FT FOR POB, RUN N 190 FT,
CENTER OF CANNON CREEK, S'RLY AL

THOMAS AUSTIN S/THOMAS AMBER
5946 SE COUNTY ROAD 245
LAKE CITY, FL 32024

2027

19-4S-17-08506-001

BUILDING CHARACTERISTICS

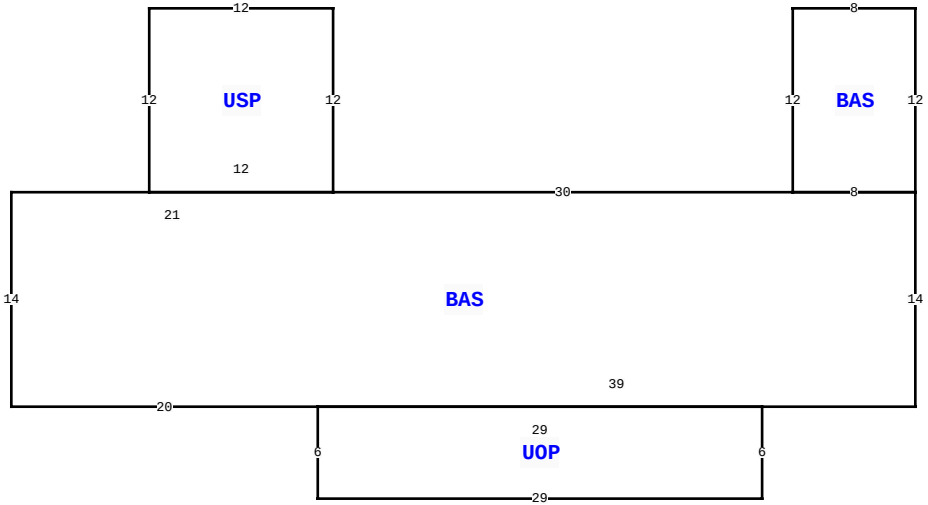
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	2,684
BAS	826	100		826	23,092
UOP	174	25		44	1,230
USP	144	35		50	1,398
TOTALS	1,240			1,016	28,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,016	116.4900	69.89	71,008	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 922 HX Base Yr



239 SW ELIZABETH CT, LAKE CITY

BLD DATE		LGL DATE	
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	28,403
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	9,500
TOTAL MARKET VALUE	45,603
SOH/AGL Deduction	0
ASSESSED VALUE	45,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,603
TOTAL JUST VALUE	45,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,603

XFOB:1:1: FLEE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/2135	7/15/2024	WD	U	I	11	100
GRANTOR: CRAFT MICHAEL A						
GRANTEE: THOMAS AUSTIN S						
1462/923	3/18/2022	WD	Q	I	01	35,000
GRANTOR: PIERCE NORMA						
GRANTEE: CRAFT MICHAEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 USP= N12 W12 S12 E12$ W21 S14 E20 UOP= S6 E29 N6 W29$ E39 N14 BAS= N12 W8 S12 E8$ W8$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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		A-1	0.00	0.00	0.42	AC		1.00	1.00	1.56	14,500.00	22,620.00	9,500							

REVIEW DATE 05/10/2017 BY DF Total Acres: 0.42 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 11/17/2026 BY SYS