

COMM NW COR, RUN E 496 FT, S 25.
S R/W NASH RD FOR POB, CONT S 40
S 61 DG E 269.49 FT, N 29 DEG W

COURSON TAMMY I
153 NW CASTERLINE GLN
LAKE CITY, FL 32055

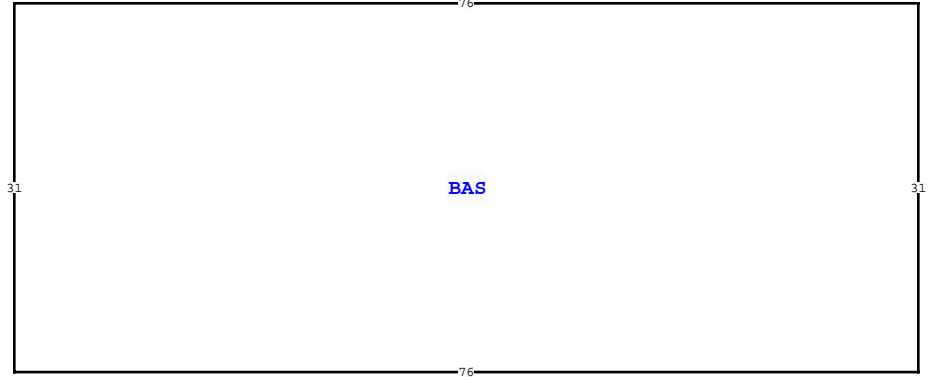
2026

20-3S-16-02193-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	80
Exterior Wall	31	VINYL SID	20
Roof Structure	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
Stories	1.	1.	100
Architectural Units	01	CONV	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
TOTALS	2,356		2,356

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2001								
					Heated Area: 2356			HX Base Yr 2001				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			162,324
TOTAL MARKET OB/XF VALUE			16,410
TOTAL LAND VALUE - MARKET			24,120
TOTAL MARKET VALUE			202,854
SOH/AGL Deduction			86,495
ASSESSED VALUE			116,359
TOTAL EXEMPTION VALUE	WX HX HB		56,411
BASE TAXABLE VALUE			59,948
TOTAL JUST VALUE			202,854
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30572	M H	0	10/29/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/0523	12/08/2000	WD	Q	I	01	100
GRANTOR: MACATEE'S						
GRANTEE: COURSON'S						
0915/2356	12/08/2000	WD	Q	I		47,000
GRANTOR: MACATEE'S						
GRANTEE: COURSON'S						

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	0021	BARN, FR AE	0	100	0	0	0	1.00	UT 0.00	100	1993	1993	3	100	600	
2	0120	CLFENCE	4	0	100	82	10	820.00	UT 2.50	60	1993	1993	3	60	1,230	
3	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	7,000.00	100		3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	0	1.00	UT 0.00	100	2005	2005	3	100	500	
5	0294	SHED WOOD/	0	100	10	12		120.00	UT 9.00	100	2005	2005	3	100	1,080	
6	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 0.00	100	2012	2012	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	100	2012	2012	3	100	1,600	
8	0261	PRCH, UOP	0	100	0	0	0	1.00	UT 0.00	100	2014	2014	3	100	200	
9	0166	CONC, PAVMT	0	100	0	0	0	1.00	UT 0.00	100	2014	2014	3	100	400	
10	0285	SALVAGE	0	100	0	0	0	1.00	UT 0.00	100	2014	2014	3	100	200	

TOTAL OB/XF													14,010											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.34	AC		1.00	1.00	1.00	18,000.00	18,000.00	24,120							

BUILDING NOTES												
BAS= W76 S31 E76 N31\$.												

BUILDING DIMENSIONS												
BAS= W76 S31 E76 N31\$.												

COMM NW COR, RUN E 496 FT, S 25.
S R/W NASH RD FOR POB, CONT S 40
S 61 DG E 269.49 FT, N 29 DEG W

COURSON TAMMY I
153 NW CASTERLINE GLN
LAKE CITY, FL 32055

2026

20-3S-16-02193-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 162,324 TOTAL MARKET OB/XF VALUE 16,410 TOTAL LAND VALUE - MARKET 24,120 TOTAL MARKET VALUE 202,854 SOH/AGL Deduction 86,495 ASSESSED VALUE 116,359 TOTAL EXEMPTION VALUE 56,411 WX HX HB BASE TAXABLE VALUE 59,948 TOTAL JUST VALUE 202,854 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 205,693																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1243/0523</td> <td>12/08/2000</td> <td>WD</td> <td>Q</td> <td>I</td> <td>01</td> <td>100</td> </tr> </tbody> </table> GRANTOR: MACATEE'S GRANTEE: COURSON'S 0915/2356 12/08/2000 WD Q I 47,000 GRANTOR: MACATEE'S GRANTEE: COURSON'S										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1243/0523	12/08/2000	WD	Q	I	01	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1243/0523	12/08/2000	WD	Q	I	01	100																																					
																				<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/16/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/16/2026		MLU		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
			04/16/2026		MLU																																						
TOTALS																																											
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																											
11	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000																												
12	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600																												
13	0296	SHED METAL	0 100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800																												
																TOTAL OB/XF 2,400																											
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																			
REVIEW DATE 05/09/2023 BY jerry Total Acres: 1.34 Total Land Value: 24,120 Market: 0 Agricultural: 0 Common: 24,120 PRINTED 06/23/2026 BY SYS																																											