A STRIP 300 FT N & S OFF S END O
AS LIES E OF DOUBLE RUN ROAD.

CALL PROPERTIES AND HOLDINGS, LLC
6355 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2027

20-3S-17-05176-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 07

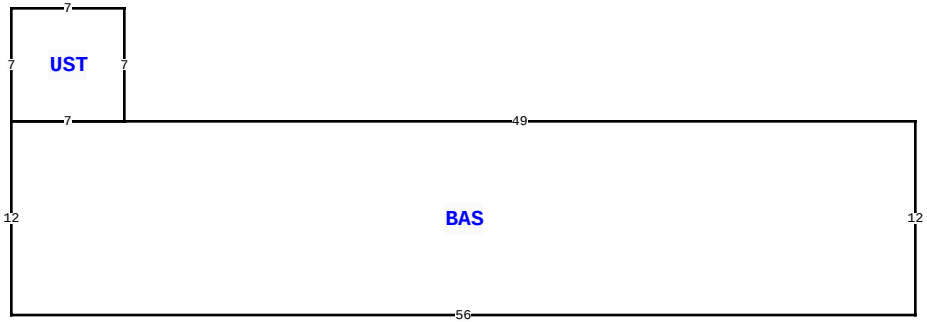
NEIGHBORHOOD/LOC 20317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	11,744
UST	49	45		22	384
TOTALS	721			694	12,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	694	72.8100	43.69	30,321	1968	1968	0	0	0	60.00	40.00

4 MOBILE HME 100% - 2019 Heated Area: 672 HX Base Yr 2019



827 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	20	40	1.00	UT	2,000.00	2,000.00	50	0	0	3	50	1,000	
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
9	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
10	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 16,800

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	100		00	0.00	0.00	3.20	AC		1.00	1.00	1.00	6,500.00	6,500.00	20,800							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							

REVIEW DATE 03/12/2019 BY DF Total Acres: 4.20 Total Land Value: 27,300 Market: 0 Agricultural: 0 Common: 27,300 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	12,128
TOTAL MARKET OB/XF VALUE	16,800
TOTAL LAND VALUE - MARKET	27,300
TOTAL MARKET VALUE	56,228
SOH/AGL Deduction	17,977
ASSESSED VALUE	38,251
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	13,251
TOTAL JUST VALUE	56,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,228

PRMT:1:1: JOSEPH ESING

BLDG:2:1: REMBR MH:PARROTT'S LIVE HERE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33968	M H	325	04/15/2016
24898	M H	275	08/22/2006
15357	M H	125	04/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/2731	9/03/2026	WD	Q	I	05	100,000
GRANTOR: KUHN RICKY W						
GRANTEE: CALL PROPERTIES AND						
1004/2512	1/20/2004	LE	Q	I	01	100
GRANTOR: JULIAN J JR & CAROL B						
GRANTEE: RICKY& SANDRA KUHN(						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 UST= N7 W7 S7 E7$ W7 S12 E56 N12$.