LOT 7 OAK FOREST LANDING S/D. GRAHAM PHILIP AARON/WRIGHT THOMAS LEE

828-1902, WD 1010-7, WD 1479-131 ,

2027

20-3S-17-05182-107

BUILDING CHARACTERISTICS

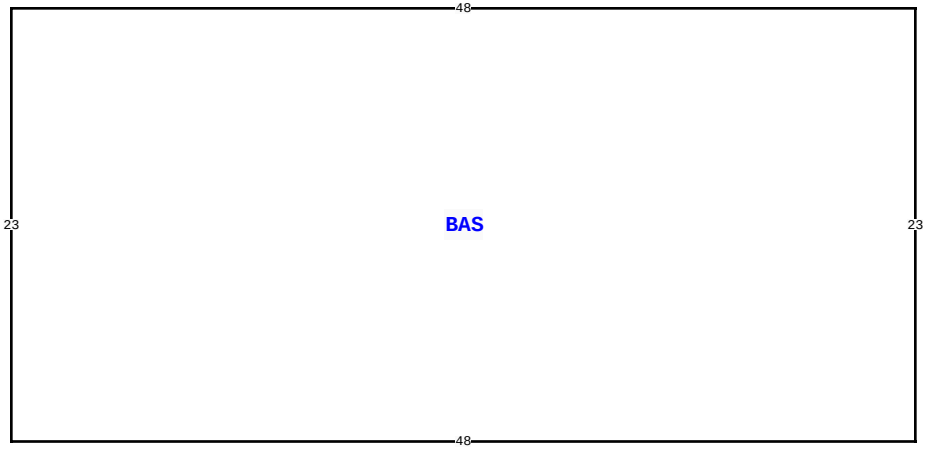
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	64,655
TOTALS	1,104			1,104	64,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,104	114.5000	106.48	117,554	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1104 HX Base Yr



206 NE OAKFOREST GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
2	0264	PRCH,FSP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	64,655
TOTAL MARKET OB/XF VALUE	7,550
TOTAL LAND VALUE - MARKET	19,425
TOTAL MARKET VALUE	91,630
SOH/AGL Deduction	0
ASSESSED VALUE	91,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,630
TOTAL JUST VALUE	91,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,328

LAND:1:1: 0.96 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049085	Electrical Servic	0	01/25/2024
15640	M H	125	06/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/1317	11/10/2022	WD	Q	I	01	94,900
GRANTOR: DAVIS JAY						
GRANTEE: GRAHAM PHILIP AARON						
1010/0007	3/09/2004	WD	Q	V	01	71,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: JAY DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E48 N23$.

LAND DESCRIPTION

TOTAL OB/XF 7,550

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.05	18,500.00	19,425.00	19,425							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.96 Total Land Value: 19,425 Market: 0 Agricultural: 0 Common: 19,425 PRINTED 11/17/2026 BY SYS