

COMM SW COR OF NW1/4 OF NE1/4, R
SW COR OF LOT 23 SUNNYBROOK S/D
CONT E 145.68 FT TO W R/W DOUBLE

MATTHEWS SCOTT D/MATTHEWS TAMMY M
798 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2026

20-3S-17-05192-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
ArchitECTUAL	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,104	100	
UOP	529	25	
USP	480	35	
TOTALS	2,113		

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%	- 2025							
				Heated Area: 1104			HX Base Yr	2025			

798 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2011
2	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100	2011

TOTAL OB/XF 7,200

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		00	0.00	0.00	15,661.75	SF	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	0.50	0.50	7,831							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			49,652
TOTAL MARKET OB/XF VALUE			7,200
TOTAL LAND VALUE - MARKET			7,831
TOTAL MARKET VALUE			64,683
SOH/AGL Deduction			0
ASSESSED VALUE			64,683
TOTAL EXEMPTION VALUE	HX HB		39,683
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			64,683
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13536	M H	125	01/20/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/2632	8/23/2024	WD	U	I	37	74,900

GRANTOR: GRIMSLEY JOHN
GRANTEE: MATTHEWS SCOTT D
1520/1247 7/30/2024 PB U I 18 0
GRANTOR: CLERK OF COURT (BARRE)
GRANTEE: GRIMSLEY JOHN

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S23 USP= S10 E48 N10 W48\$ E48 UOP= E23 N23 W23 S23\$ N23\$.