

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

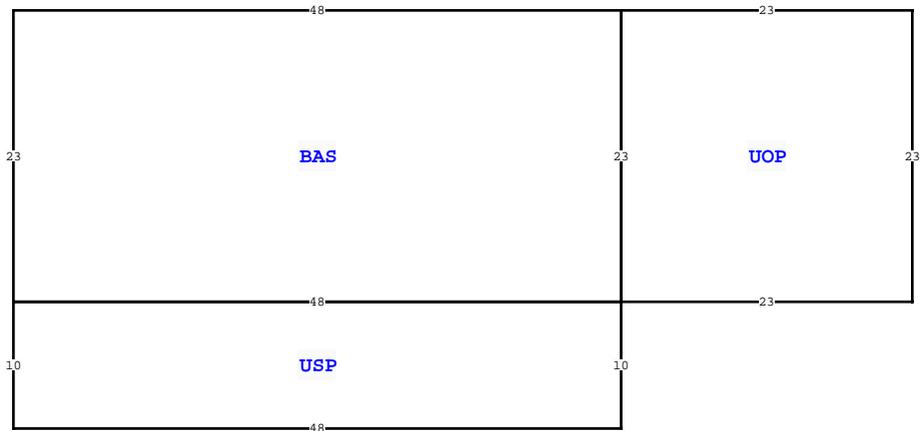
MATTHEWS SCOTT D/MATTHEWS TAMMY M
798 NE DOUBLE RUN RD
LAKE CITY, FL 32055

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/VNLPLK	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		
0200	02	1,404	79.3800	66.68	93,619	1990	1990		0	0	45.00	55.00	
1 MANUF 1 100% - 2025 Heated Area: 1104 HX Base Yr 2025													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			51,490
TOTAL MARKET OB/XF VALUE			7,200
TOTAL LAND VALUE - MARKET			7,831
TOTAL MARKET VALUE			66,521
SOH/AGL Deduction			0
ASSESSED VALUE			66,521
TOTAL EXEMPTION VALUE	HX HB		41,521
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			66,521
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						

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	0294	SHED WOOD/	0	100	0	0			0.00	100	2011	2011	3	100	200	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

TOTAL OB/XF														7,200			
798 NE DOUBLE RUN RD, LAKE CITY																	

BUILDING NOTES													

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

LAND DESCRIPTION														TOTAL OB/XF													
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			
1	0200	C	MBL HM	100		00	0.00	0.00	15,661.75	SF		1.00	1.00	1.00	0.50	0.50	7,831										