COMM NW COR OF S1/2 OF NE1/4
OF NW1/4, RUN S ALONG US-441,
200 FT FOR POB, RUN E 200 FT,

MORGAN DONALD LEE/MORGAN HELEN L
2185 N US HWY 441
LAKE CITY, FL 32055

2027

20-3S-17-05209-000

BUILDING CHARACTERISTICS

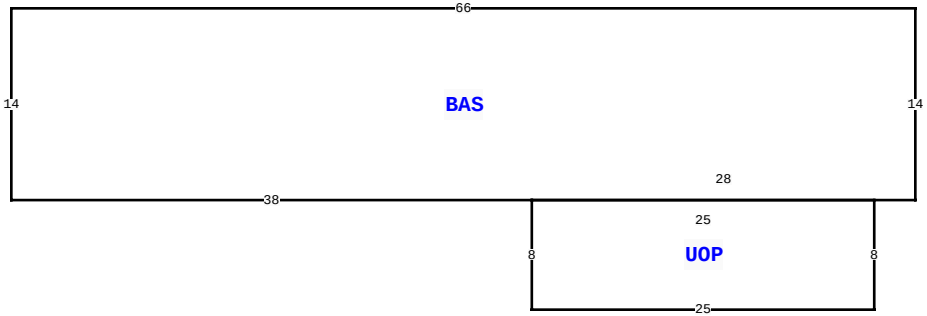
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M 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	924	100		924	22,734
UOP	200	25		50	1,230
TOTALS	1,124			974	23,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	974	102.5100	61.51	59,911	1995	1995	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



115 NE SUNNYBROOK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0255	MBL HOME S	0	0	0	0	1,104.00	UT	1.00	1.00	100	2005	2005	3	100	1,104	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	23,964
TOTAL MARKET OB/XF VALUE	11,654
TOTAL LAND VALUE - MARKET	10,890
TOTAL MARKET VALUE	46,508
SOH/AGL Deduction	0
ASSESSED VALUE	46,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,508
TOTAL JUST VALUE	46,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,508

SALE:3:2: TITLE#: 68626010 (WP)

SALE:3:1: DEED INCL 1995 DEST SW-MH; ID#: 044569

XFOB:1:1: LANE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1087/1604	6/09/2006	WD	U	I	08	30,000
GRANTOR: BRENDA PARRISH						
GRANTEE: DONALD LEE & HELEN						
0970/2291	12/02/2002	QC	Q	I	01	100
GRANTOR: DORIS WAGNER						
GRANTEE: BRENDA PARRISH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E38 UOP= S8 E25 N8 W25$ E28 N14$.

LAND DESCRIPTION

TOTAL OB/XF 11,654

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			0.00	0.00	10,890.00	SF		1.00	1.00	1.00	0.50	0.50	5,445							
2	0200	C	MBL HM	0		00	0.00	0.00	10,890.00	SF		1.00	1.00	1.00	0.50	0.50	5,445							

REVIEW DATE 08/25/2015 BY DF Total Acres: 0.50 Total Land Value: 10,890 Market: 0 Agricultural: 0 Common: 10,890 PRINTED 11/17/2026 BY SYS