

BEG NE COR OF SW1/4 OF SW1/4,  
 RUN S 654.18 FT, W 787.39 FT,  
 N 654.10 FT TO N LINE OF SW1/4

FASSL JEFFREY J/FASSL JEAN-ANN  
 P O BOX 778  
 LAKE CITY, FL 32056

**2026**

20-5S-18-10601-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1518.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,350	100	
TOTALS	1,350		1,350 93,954

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%	- 2016	Heated Area: 1350		HX Base Yr 2016				

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			93,954
TOTAL MARKET OB/XF VALUE			19,040
TOTAL LAND VALUE - MARKET			65,175
TOTAL MARKET VALUE			178,169
SOH/AGL Deduction			91,569
ASSESSED VALUE			86,600
TOTAL EXEMPTION VALUE	HX HB SX	86,600	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			178,169
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			182,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28133	M H	723	10/08/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1186/2658	10/10/2009	QC	U	I	11	100
GRANTOR: PAUL, JEFFREY J & JEAN						
GRANTEE: JEFFREY & JEAN-ANN						
1154/2508	7/15/2008	WD	Q	V		70,000
GRANTOR: OLUSTEE CREEK HOLDING						
GRANTEE: PAUL, JEFFREY & JEA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W50 S27 E50 N27\$.	

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	0296	SHED METAL	0	100	18	20	360.00	UT	10.00	100	2009	2009	3	100	3,600	
2	0070	CARPORT UF	0	100	18	40	720.00	UT	1.50	100	2009	2009	3	100	1,080	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	16	30	480.00	UT	11.00	100	2009	2009	3	100	5,280	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	600	
6	0070	CARPORT UF	0	100	20	36	720.00	UT	1.50	100	2013	2013	3	100	1,080	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	400	

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			0.00	0.00	23.70	AC		1.00	1.00	0.55	5,000.00	2,750.00	65,175							