COMM NW COR OF SW1/4 OF SW1/4, R
FOR POB, NORTH 97.45 FT, E 207.4
FT, W 152.74 FT, NORTH 144.35 FT

GRAHAM KEVIN/GRAHAM DONNA
4162 SE CR 18
LAKE CITY, FL 32025

2026

20-6S-18-10641-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

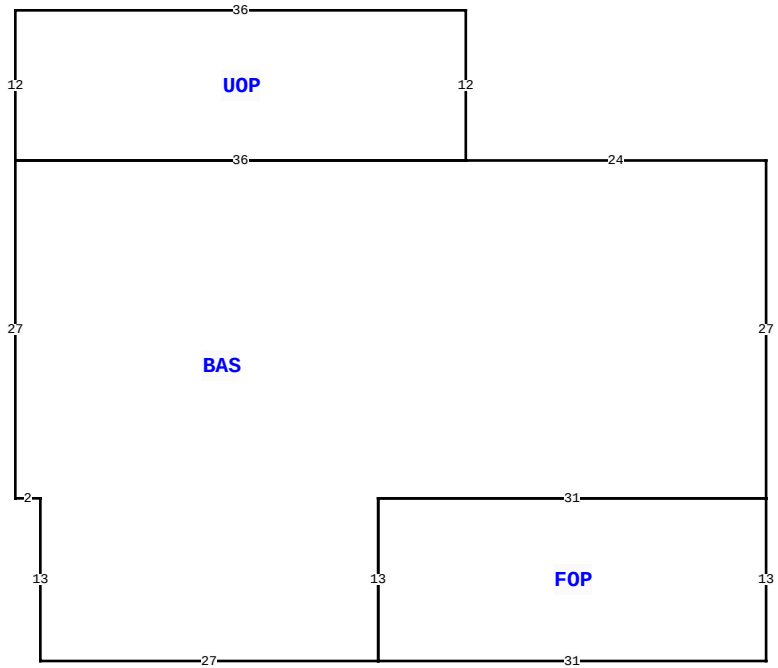
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19618.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,971	100		1,971	58,562
FOP	403	35		141	4,189
UOP	432	25		108	3,209
TOTALS	2,806			2,220	65,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,220	117.9000	74.28	164,902	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2007 Heated Area: 1971 HX Base Yr 2007



4162 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		65,961
TOTAL MARKET OB/XF VALUE		11,824
TOTAL LAND VALUE - MARKET		18,180
TOTAL MARKET VALUE		95,965
SOH/AGL Deduction		46,047
ASSESSED VALUE		49,918
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,918
TOTAL JUST VALUE		95,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/1477	7/01/2003	WD	Q	V	06	100

GRANTOR: NEVIN & VIRGINIA GRAH

GRANTEE: KEVIN & DONNA GRAHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N12 W36 S12 E36$ W36 S27 E2 S13 E27 FOP= E31 N13 W31 S13$ N13 E31 N27$.

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	0040	BARN,POLE	0	100	28	36	1,008.00	UT	3.00	3.00	100	2006	2006	3	100	3,024	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 11,824

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	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							

REVIEW DATE 10/08/2015 BY DF Total Acres: 1.01 Total Land Value: 18,180 Market: 0 Agricultural: 0 Common: 18,180 PRINTED 05/12/2026 BY SYS