COMM SE COR OF NE1/4, RUN N 406.
RUN WEST 1197.16 FT TO C/L PRIVA
W 149.01 FT, N 4 DG E 231.56 FT,

ALBERS TROY A/ALBERS RACHAEL
763 SW CHURCHILL WAY
LAKE CITY, FL 32025

2027

21-5S-17-09308-000

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

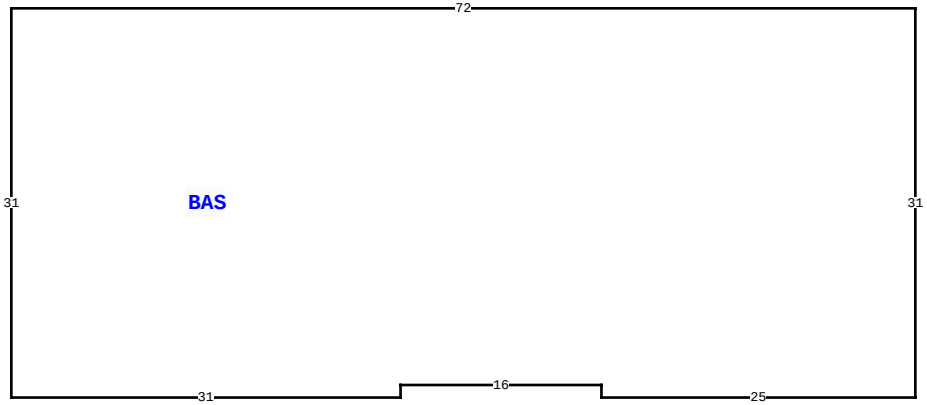
NEIGHBORHOOD/LOC 21517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,216	100		2,216	67,407
TOTALS	2,216			2,216	67,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,216	117.9000	70.74	156,760	2004	2004	0	0	0	57.00	43.00

1 MOBILE HME 100% - 2015 Heated Area: 2216 HX Base Yr 2015



763 SW CHURCHILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		67,407
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		78,463
TOTAL MARKET VALUE		154,070
SOH/AGL Deduction		58,809
ASSESSED VALUE		95,261
TOTAL EXEMPTION VALUE	HX HB 13	95,261
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		154,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,070

LAND:7:1: LOW & WET
SALE:3:1: 154 ACRES - 2 PARCELS
SALE:2:1: 154 ACRES /2 PARCELS/
PRMT:1:1: R. LEE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050642	Electrical Servic	0	08/23/2024
22970	M H	250	03/31/2005
19028	M H	125	12/07/2001
19029	M H	125	12/07/2001
18432	PUMP/UTPOL	75	06/21/2001
14138	M H	125	06/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/1824	7/09/2014	WD	Q	I	01	76,000
GRANTOR: CONRAD K HUNDLEY						
GRANTEE: TROY A & RACHAEL AL						
1218/2722	7/27/2011	QC	U	I	11	0
GRANTOR: LORI PARK						
GRANTEE: CONRAD KENNETH HUND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S31 E31 N1 E16 S1 E25 N31$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	10.19	AC		1.00	1.00	0.70	11,000.00	7,700.00	78,463							

REVIEW DATE 12/26/2024 BY TW Total Acres: 10.19 Total Land Value: 78,463 Market: 0 Agricultural: 0 Common: 78,463 PRINTED 11/17/2026 BY SYS