

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

2026

21-5S-17-09308-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	0200MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,216	100	
TOTALS	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
1	MOBILE HME	100%	2015		Heated Area: 2216					HX Base Yr	2015

BAS

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
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				61,584		
ASSESSED VALUE				92,486		
TOTAL EXEMPTION VALUE				HX HB 13 92,486		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				154,070		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				149,641		
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						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0190	FPLC PF	0	100	0
2	9945	Well/Sept	0	100	0

TOTAL OB/XF												8,200			
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	0190	FPLC PF	0	100	0		1.00	UT 1,200.00	1,200.00	100	2005	2005	3	100	1,200
2	9945	Well/Sept	0	100	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.19	AC	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.70	11,000.00	7,700.00	78,463							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W72 S31 E31 N1 E16 S1 E25 N31\$.											