

BEG AT NE COR OF SE1/4 OF SEC,  
 RUN S 817.45 FT, W 532.83 FT,  
 N 817.45 FT, E 532.83 FT TO POB.

BUSBEE BRANDON/BUSBEE TARA M  
 863 SW CATHERINE LANE  
 LAKE CITY, FL 32025

**2026**

21-5S-17-09318-001  


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 Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	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
BAS	2,280	100	
TOTALS	2,280		152,070

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	2,280	113.9000	109.34	249,295	2009	2009	0	0	39.00	61.00		
1 MANUF 1 0% - 0 Heated Area: 2280 HX Base Yr													
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">30</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>													
863 SW CATHERINE LN, LAKE CITY													
				BLD DATE					LGL DATE	05/06/2026 MLU			
				XF DATE					LAND DATE				
				INC DATE					AG DATE				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		152,070	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		44,000	
TOTAL MARKET VALUE		203,070	
SOH/AGL Deduction		12,215	
ASSESSED VALUE		190,855	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		190,855	
TOTAL JUST VALUE		203,070	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		203,678	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27541	M H	665	12/23/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/0266	6/08/2018	WD	U	I	12	127,500
GRANTOR: FRIER FINANCE INC						
GRANTEE: BRANDON & TARA M BU						
1296/0259	5/20/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (TAMMY						
GRANTEE: FRIER FINANCE, INC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S30 E76 N30\$.	

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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		3	100	7,000

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	0			0.00	0.00	10.00	AC		1.00	1.00	0.40	11,000.00	4,400.00	44,000							