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

2027

21-5S-17-09318-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

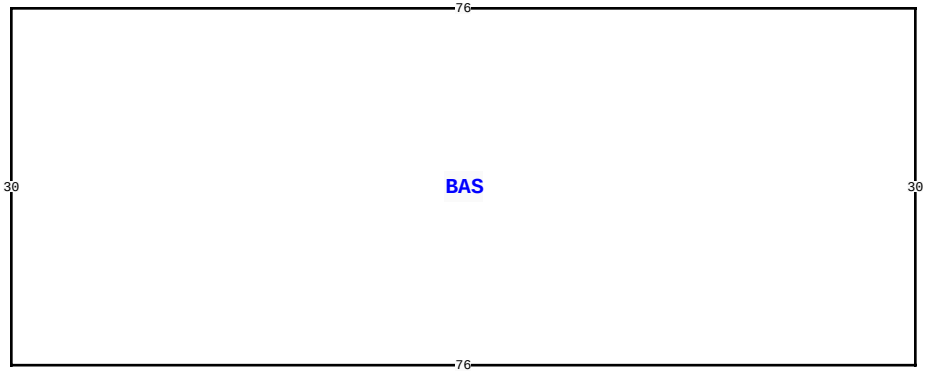
NEIGHBORHOOD/LOC 21517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	147,327
TOTALS	2,280			2,280	147,327

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	105.93	241,520	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 0% - 0 Heated Area: 2280 HX Base Yr



863 SW CATHERINE LN, 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	9945	Well/Sept	0	0	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	147,327
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	44,000
TOTAL MARKET VALUE	198,327
SOH/AGL Deduction	0
ASSESSED VALUE	198,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,327
TOTAL JUST VALUE	198,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,913

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$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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

REVIEW DATE 09/16/2017 BY BC Total Acres: 10.00 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 11/17/2026 BY SYS