

(AKA LOTS 18 & 19, LEON MCCALL'S UNR DESC AS):  
 COMM SW COR OF SEC, RUN E 1357.7

COURSON JERRY W/COURSON TARA O  
 PO BOX 966  
 LAKE CITY, FL 32056

2026

22-3S-16-02259-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories		0	100
Architactual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		30,337

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,216	103.9500	62.37	75,842	1998	1998	0	0	60.00	40.00
2 MOBILE HME 0% - 2023 Heated Area: 1216 HX Base Yr											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			144,887
TOTAL MARKET OB/XF VALUE			110,100
TOTAL LAND VALUE - MARKET			37,000
TOTAL MARKET VALUE			291,987
SOH/AGL Deduction			0
ASSESSED VALUE			291,987
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			291,987
TOTAL JUST VALUE			291,987
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,676
PRMT:5:1: LOT 7			
PRMT:3:1: LOT 20			
PRMT:2:1: FRALICK			
PRMT:1:1: LOT 14			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26252	M H	275	09/18/2007
15792	M H	125	07/16/1999
15504	M H	125	05/12/1999
14976	M H	125	01/25/1999
14496	M H	125	09/08/1998
13949	M H	125	04/29/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1136	3/02/2022	WD	Q	I	01	240,000
GRANTOR: MCCracken MELVIN H &						
GRANTEE: COURSON JERRY W						
0953/1166	5/02/2002	CT	Q	I	01	28,400
GRANTOR: CLERK OF COURT						
GRANTEE: MELVIN & JOSEPHINE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0259	MHP HOOKUP	0	0	0	0	20.00	UT	4,300.00	4,300.00	100
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
3	0130	CLFENCE 5	0	0	0	0	1,700.00	UT	3.00	3.00	100
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
5	0001	RES MISC	0	0	30	30	1.00	UT	13,500.00	13,500.00	100

TOTAL OB/XF											
110,100											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	2810	C	MH PARK	0		00	0.00	0.00	3.70	AC	1.00

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W76 S16 E76 N16 \$.											

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	2810	C	MH PARK	0		00	0.00	0.00	3.70	AC	1.00	1.00	1.00	10,000.00	10,000.00	37,000								

(AKA LOTS 18 & 19, LEON MCCALL'S UNR DESC AS):  
 COMM SW COR OF SEC, RUN E 1357.7

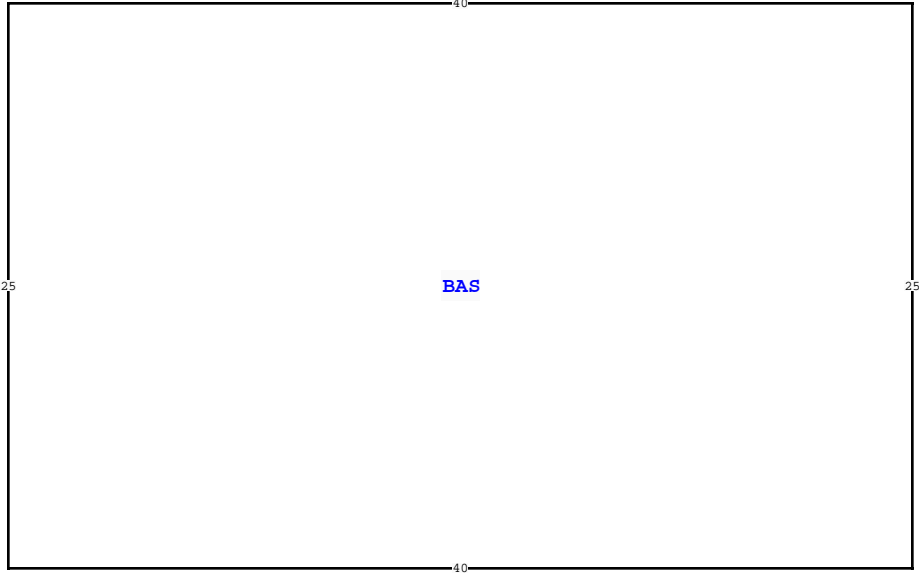
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Bathrooms		2	100
Stories		0	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,000	100	
TOTALS	1,000		1,000 24,948

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	MOBILE HME	0%	- 2023		Heated Area: 1000					HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	2
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
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GRANTOR: CLERK OF COURT						
GRANTEE: MELVIN & JOSEPHINE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S25 E40 N25 \$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV



