COMM NE COR OF SEC, S ALONG SEC
FOR POB, W 910.35 FT, S 436.93 F
N 436.93 FT TO POB.

JB3, LLC
182 SW GROUSE PL
LAKE CITY, FL 32025

2027

22-4S-16-03086-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

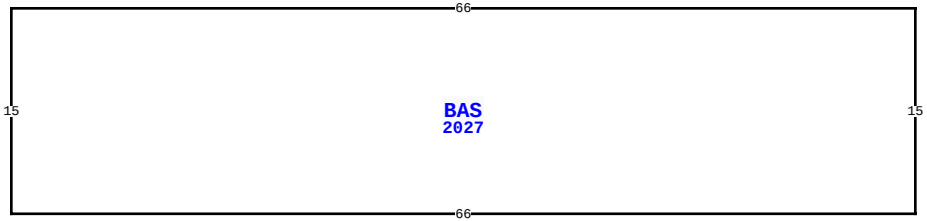
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	2027	990	101,958
TOTALS	990			990	101,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	990	113.0000	105.09	104,039	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 990 HX Base Yr



772 SW SPARROW TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	101,958
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	82,080
TOTAL MARKET VALUE	191,038
SOH/AGL Deduction	25,139
ASSESSED VALUE	165,899
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,899
TOTAL JUST VALUE	191,038
NCON VALUE	101,958
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,080

SALE:1:1: SALE NOT IN LINE WITH AREA SALES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055627	Mobile Home		05/07/2026
000055327	Right-of-Way Acce		03/25/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1882	12/21/2022	WD	U	I	37	75,000
GRANTOR: PETTY ZIMMIE C						
GRANTEE: JB3, LLC						
0936/0025	9/24/2001	WD	Q	I	01	100
GRANTOR: MILDRED SPARROW						
GRANTEE: Z PETTY (CORRECTIVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=17,11] E66 S15 W66 N15 $
.

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		A-1	0.00	0.00	9.12	AC		1.00	1.00	1.00	9,000.00	9,000.00	82,080							

REVIEW DATE 06/22/2026 BY KS Total Acres: 9.12 Total Land Value: 82,080 Market: 0 Agricultural: 0 Common: 82,080 PRINTED 11/17/2026 BY SYS