COMM SE COR OF SE1/4 OF NE1/4, R
FT FOR POB, RUN W 157 FT, N 832.
FT, S 832.07 FT TO POB. (BEING T

ARNAU REBECCA L
809 SW STEEDLEY DR
LAKE CITY, FL 32024

2027

22-4S-16-03086-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 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

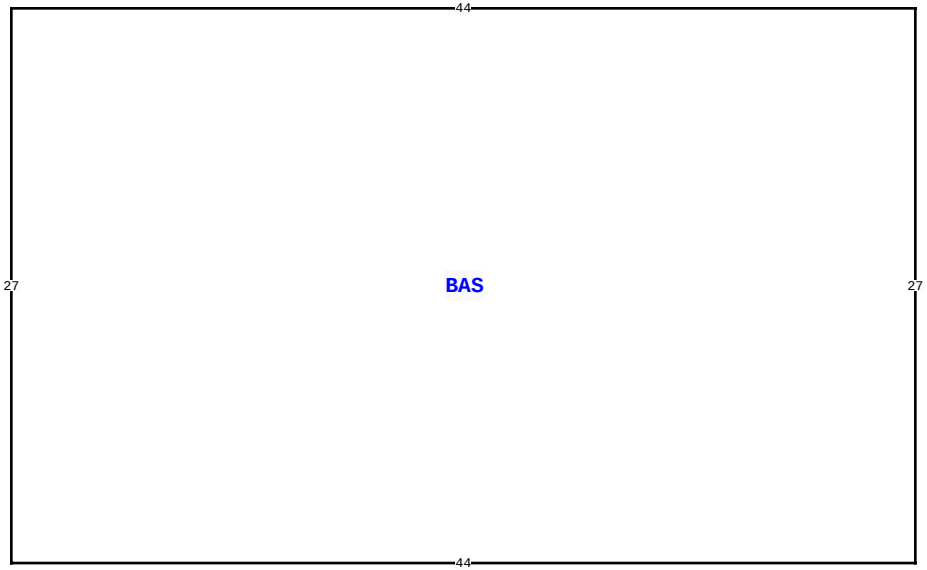
NEIGHBORHOOD/LOC 22416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	71,704
TOTALS	1,188			1,188	71,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	118.0000	109.74	130,371	1997	1997	0	0	0	45.00	55.00

3 MANUF 1 100% - 2000 Heated Area: 1188 HX Base Yr 2000



809 SW STEEDLEY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0210	GARAGE U	0	100	24	24	576.00	UT	7.50	7.50	100	2007	2007	3	100	4,320	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	71,704
TOTAL MARKET OB/XF VALUE	12,320
TOTAL LAND VALUE - MARKET	15,870
TOTAL MARKET VALUE	99,894
SOH/AGL Deduction	46,736
ASSESSED VALUE	53,158
TOTAL EXEMPTION VALUE	HX HB 28,158
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	99,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,665

BLDG:1:1: HILLCREST MH

XFOB:1:1: HILLCREST M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11379	M H	125	07/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1057/1013	8/31/2005	WD	Q	I		74,000
GRANTOR: LEO D & ROBERTA L GOO						
GRANTEE: REBECCA L ARNAU						
0997/1586	10/10/2003	WD	Q	I	03	100
GRANTOR: ELVA JEAN C MONTGOMER						
GRANTEE: LEO D & ROBERTA L G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,320

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	100		A-1	0.00	0.00	1.38	AC		1.00	1.00	1.00	11,500.00	11,500.00	15,870							

REVIEW DATE 04/04/2025 BY KS Total Acres: 1.38 Total Land Value: 15,870 Market: 0 Agricultural: 0 Common: 15,870 PRINTED 11/17/2026 BY SYS