LOT 11 LOBLOLLY ADDITION S/D.

802-1852, 850-631, 892-2275, CT

SNEAD DEREK TRUSTEE OF THE 835 KUTN LAND TRUST
1468 SW MAIN BLVD #105-1
LAKE CITY, FL 32025

2027

22-4S-16-03086-211

BUILDING CHARACTERISTICS

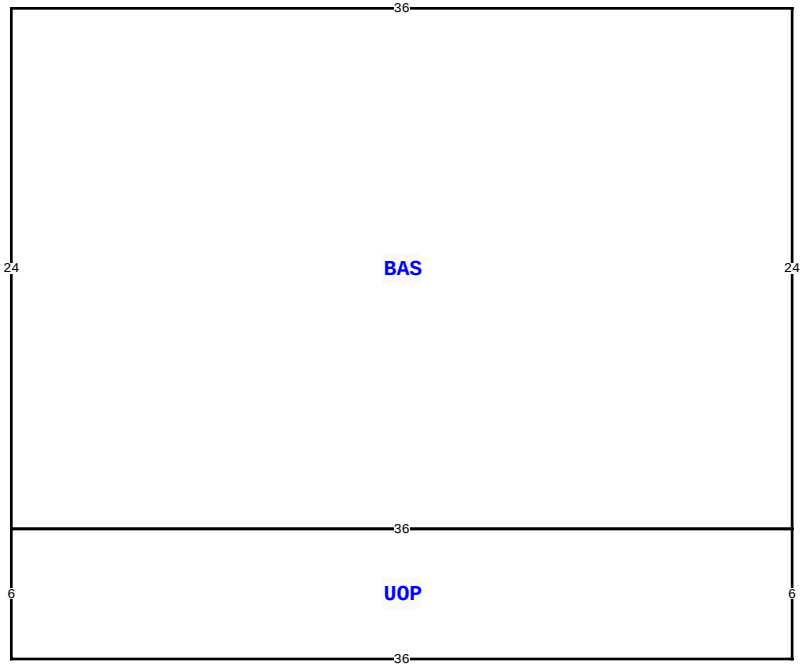
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	22416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	40,306
UOP	216	25		54	2,519
TOTALS	1,080			918	42,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	918	91.2000	84.82	77,865	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 864 HX Base Yr



429 SW LAMBOY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	2007	2007	3	50	500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	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	42,826
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	69,026
SOH/AGL Deduction	2,387
ASSESSED VALUE	66,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,639
TOTAL JUST VALUE	69,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37948	RECONNECT	75	04/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/1214	3/18/2019	WD	U	I	18	25,600
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: DEREK SNEAD AS TRUS						
1375/2584	12/03/2018	WD	U	I	11	0
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: THE SECRETARY OF VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 UOP= S6 E36 N6 W36$ E36 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/04/2025 BY KS Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS