COMM SW COR OF NW1/4, RUN N 40 F
CR-133B, RUN E 368.57 FT, N 749.
POB, CONT N 133.81 FT, WEST 162.

BOOTH SHELLY
284 SE MCNAIR CT
LAKE CITY, FL 32025

2027

22-4S-17-08700-004

BUILDING CHARACTERISTICS

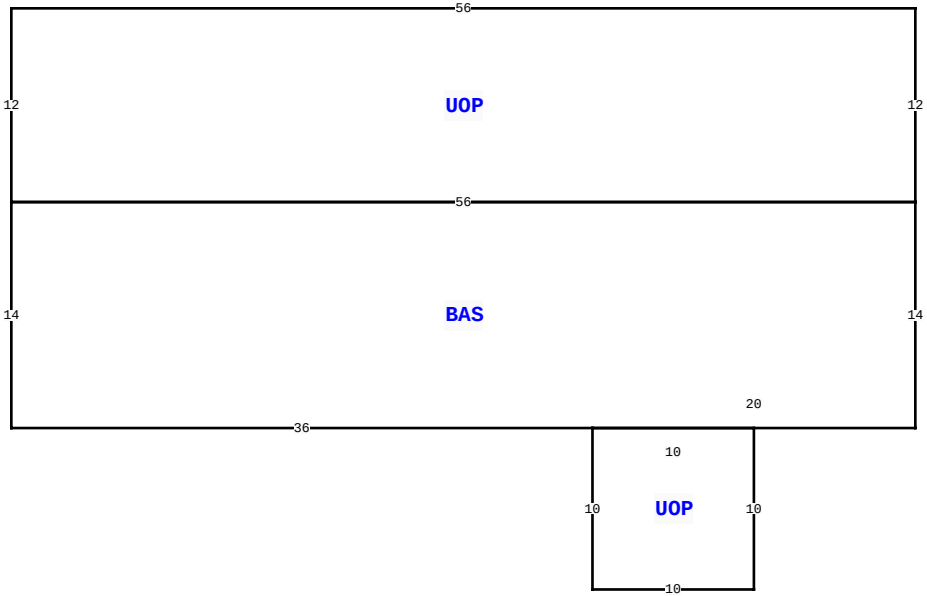
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	15,903
UOP	100	25		25	507
UOP	672	25		168	3,408
TOTALS	1,556			977	19,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	977	84.5100	50.71	49,544	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 784 HX Base Yr



257 SE MCNAIR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0294	SHED WOOD/	0	0	8	20	160.00	UT	7.50	7.50	100	2004	2004	3	100	1,200	
2	0252	LEAN-TO W/	0	0	13	20	260.00	UT	2.50	2.50	100	2010	2010	3	100	650	
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

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,818
TOTAL MARKET OB/XF VALUE	8,850
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	42,168
SOH/AGL Deduction	0
ASSESSED VALUE	42,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,168
TOTAL JUST VALUE	42,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21279	TR/TRAILER	150	11/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1721	5/12/2023	QC	U	I	11	100
GRANTOR: DENOFF DONALD W						
GRANTEE: BOOTH SHELLY						
1336/0204	5/03/2017	WD	U	I	37	16,000
GRANTOR: JAMES H MCNAIR						
GRANTEE: DONALD W DENOFF						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N12 W56 S12 E56$ BAS= W56 S14 E36 UOP= S10 E10 N10 W10$ E20 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,850

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	0.50	AC		1.00	1.00	1.50	18,000.00	27,000.00	13,500							

REVIEW DATE 05/26/2017 BY BC Total Acres: 0.50 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/17/2026 BY SYS