LOT 2 BLOCK A SOUTHERN HILLS S/D
642-197, 669-504, 972-549, WD 97

DRUMMOND ALMOND C
308 NW BEDROCK ST
LAKE CITY, FL 32024

2027

22-5S-16-03671-002

BUILDING CHARACTERISTICS

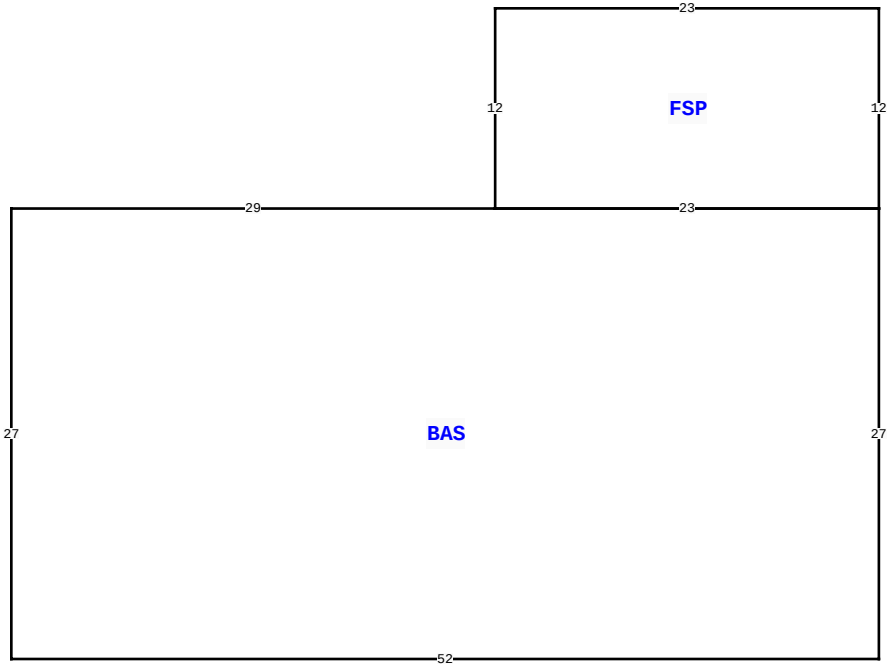
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	89,290
FSP	276	40		110	6,996
TOTALS	1,680			1,514	96,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,514	117.9000	109.65	166,010	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 100% - 2019 Heated Area: 1404 HX Base Yr 2019



308 SW BEDROCK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	96,286
TOTAL MARKET OB/XF VALUE	12,800
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	159,086
SOH/AGL Deduction	70,445
ASSESSED VALUE	88,641
TOTAL EXEMPTION VALUE	HX HB WR SX 88,641
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	159,086
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,122

XFOB:1:1: PEACHSTATE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26588	M H	484	01/08/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/0901	2/26/2018	WD	Q	I	01	82,900
GRANTOR: BOBBY D BAIRD						
GRANTEE: ALMOND C DRUMMOND						
1135/1810	11/02/2007	WD	Q	V		40,000
GRANTOR: RICHARD & LUCY REESE						
GRANTEE: BOBBY D BAIRD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S27 E52 N27 FSP= N12 W23 S12 E23$ W23$.

LAND DESCRIPTION

TOTAL OB/XF 12,800

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/03/2026 BY KS Total Acres: 4.03 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS