

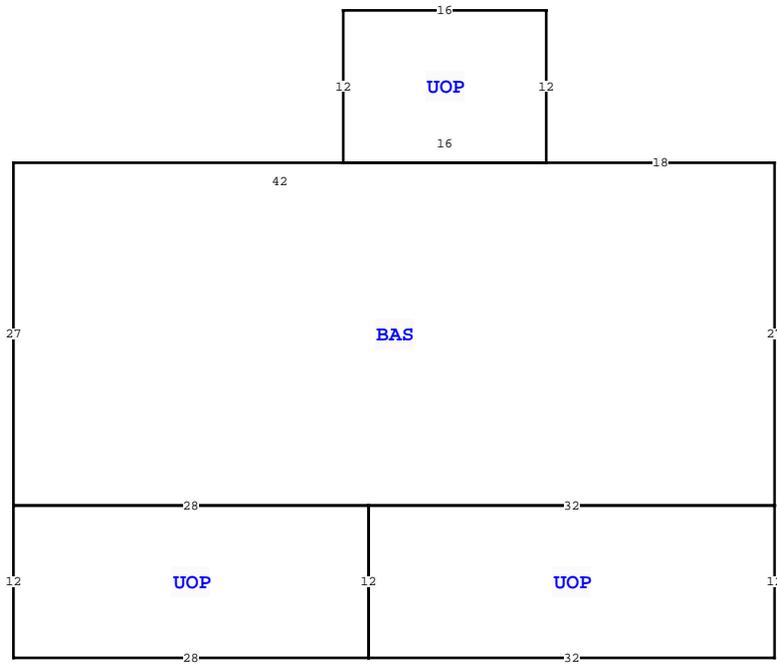
COMM SE COR BLOCK 50 MASON CITY  
 FT, N 305.07 FT, E 154.5 FT, S 1  
 FT, S 152.5 FT TO POB, EX THE N

PERKINS GRADY H/PERKINS KEVIN  
 252 SW BLOOMINGTON TER  
 LAKE CITY, FL 32025

**2026**

22-5S-17-09340-018  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Architectural	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	02
NEIGHBORHOOD/LOC	22517.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
UOP	192	25	
UOP	336	25	
UOP	384	25	
TOTALS	2,532		

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND			
0800	02	1,848	117.9000	74.28	137,269	1982	1982	0	0	10	60.00	30.00			
1 MOBILE HME 0% - 0															
Heated Area: 1620 HX Base Yr															
															
BLD DATE											LGL DATE				
XF DATE											LAND DATE	05/06/2026	MLU		
INC DATE											AG DATE				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		41,181	
TOTAL MARKET OB/XF VALUE		9,700	
TOTAL LAND VALUE - MARKET		18,445	
TOTAL MARKET VALUE		69,326	
SOH/AGL Deduction		6,248	
ASSESSED VALUE		63,078	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		63,078	
TOTAL JUST VALUE		69,326	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,387	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044769	Storage Building	32,000	06/23/2022
000044408	Electrical Servic	0	05/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0950/1819	4/05/2002	WD	Q	I	01	14,500
GRANTOR: T HOWARD						
GRANTEE: GRADY & KEVIN PERKI						
0885/1077	7/27/1999	WD	Q	I		25,500
GRANTOR: E CATAFFO						
GRANTEE: T HOWARD						

EXTRA FEATURES																	
L N	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	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	600	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

TOTAL OB/XF														9,700			
161 SW DISCOVERY PL, LAKE CITY																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W18 UOP= N12 W16 S12 E16\$ W42 S27 UOP= S12 E28 N12 W28\$ E28 UOP= S12 E32 N12 W32\$ E32 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.55	AC		1.00	1.00	0.85	14,000.00	11,900.00	18,445										