LOTS 1, 2, 9 & 10 BLOCK 29 MASON
PART OF 2ND AVE WEST (VACATED) A
CONTIGUOUS TO LOTS 1 & 10 BLOCK

TAYLOR SPENCER & SHANNA LIVING TRUST DATED 3RD OF
307 SW CIRRUS DR
LAKE CITY, FL 32025

2027

22-5S-17-09340-019

BUILDING CHARACTERISTICS

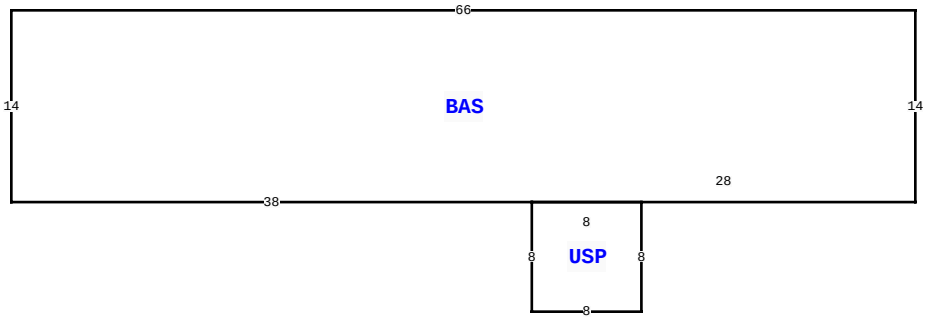
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,196
USP	64	35		22	505
TOTALS	988			946	21,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	946	95.5800	57.35	54,253	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr



298 SW ARMAND PL, 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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
2	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	21,701
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	14,940
TOTAL MARKET VALUE	44,641
SOH/AGL Deduction	0
ASSESSED VALUE	44,641
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,641
TOTAL JUST VALUE	44,641
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,641

SALE:2:1: 1988 PED MH INCL

XFOB:1:1: PIEDMONT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1076	11/03/2025	WD	U	I	11	100
GRANTOR: TAYLOR SPENCER HOWARD						
GRANTEE: TAYLOR SPENCER & SH						
1482/2737	1/17/2023	WD	Q	I	01	37,500
GRANTOR: KELLER ROBIN R						
GRANTEE: TAYLOR SPENCER H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E38 USP= S8 E8 N8 W8$ E28 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0.83	AC		1.00	1.00	1.00	18,000.00	18,000.00	14,940							

REVIEW DATE 02/28/2023 BY ME Total Acres: 0.83 Total Land Value: 14,940 Market: 0 Agricultural: 0 Common: 14,940 PRINTED 11/17/2026 BY SYS