

COMM AT INTER OF HWY 441 &
CR 18, RUN N 51.34 FT, W
280.66 FT FOR POB, CONT W

COUPAL JERRY K/KAINS-COUPAL DEBORAH M
263 SW MINTER RD
LAKE CITY, FL 32024

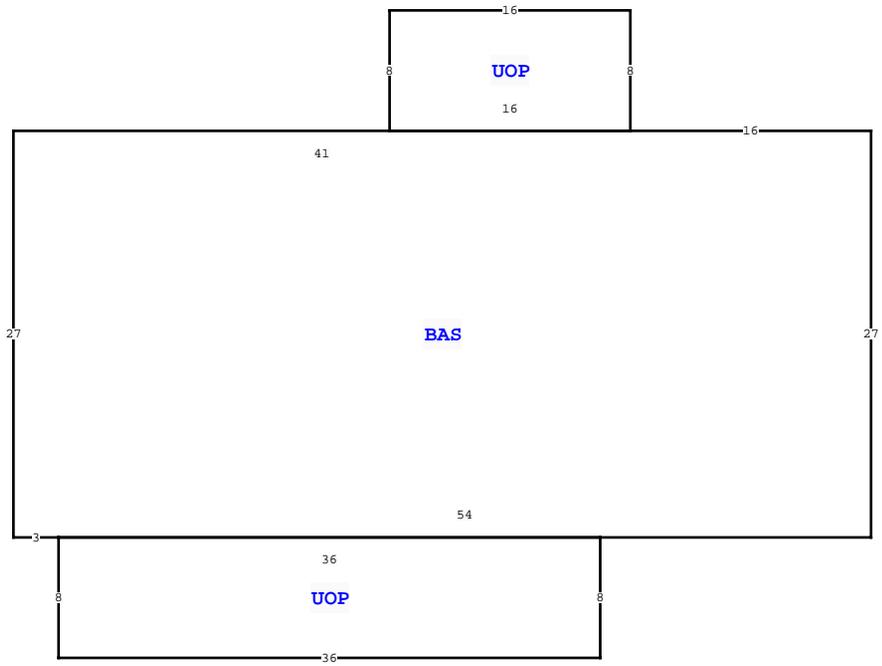
2026

22-6S-17-09743-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	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
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0201 MODULAR HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,539	100	
UOP	128	20	
UOP	288	20	
TOTALS	1,955		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0210	01	1,623	107.8000	102.41	166,211	1994	1994	0	0	45.00	55.00
2 MODULAR 1 100% - 2018 Heated Area: 1539 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			91,416
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			32,500
TOTAL MARKET VALUE			124,416
SOH/AGL Deduction			40,011
ASSESSED VALUE			84,405
TOTAL EXEMPTION VALUE	HX HB DD		61,411
BASE TAXABLE VALUE			22,994
TOTAL JUST VALUE			124,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			121,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050187	Roof Replacement	7,650	06/24/2024
8386	M H	125	05/16/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/1490	2/10/2017	WD	U	I	12	44,900
GRANTOR: US BANK TRUST N A TRU						
GRANTEE: JERRY K COUPAL & DE						
1309/0422	2/02/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (VINCE)						
GRANTEE: US BANK TRUST N A T						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2013
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013

TOTAL OB/XF												500			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							03/28/2022	MLU		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W16 UOP= N8 W16 S8 E16\$ W41 S27 E3 UOP= S8 E36 N8 W36\$ E54 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												500			
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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	32,500										