

COMM SE COR OF W1/2 OF SE1/4,
 RUN N 40 FT TO A PT ON N R/W
 CR-242, RUN W 580 FT FOR POB,

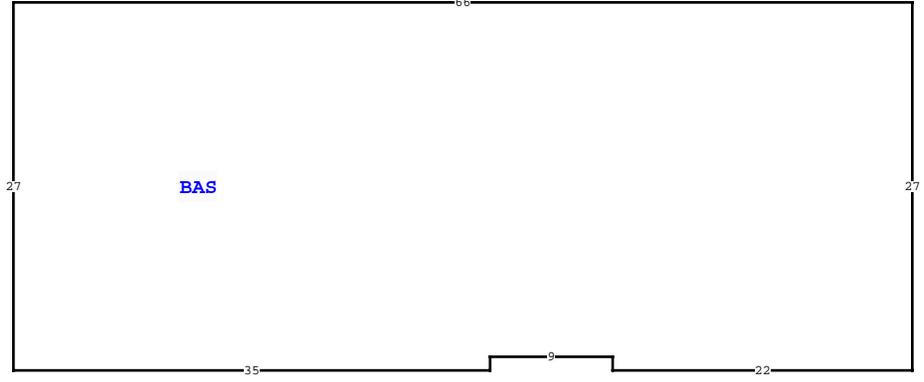
MINCHIN JAMES R II
 7839 SW CR 242
 LAKE CITY, FL 32024

2026

23-4S-15-00376-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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
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	23415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,773	100	
TOTALS	1,773		108,495

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,773	115.9000	111.26	197,264	1999	1999	0	0	45.00	55.00
2 MANUF 1		100% - 2002		Heated Area: 1773				HX Base Yr 2002			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			108,495
TOTAL MARKET OB/XF VALUE			13,800
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			187,425
SOH/AGL Deduction			102,109
ASSESSED VALUE			85,316
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			33,905
TOTAL JUST VALUE			187,425
NCON VALUE			3,900
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,409
SALE:4:1: 1999 DW INCL ORB927-371.			
SALE:2:1: 5.01 ACRES			
BLDG:1:1: SKYLINE MH:SERIAL # 03610653-ON ORB 837-			
SALE:1:1: MARIA DID NOT CONVEY HER INTEREST			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043278	Electrical Servic	0	12/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/1046	2/25/2020	WD	U	I	30	100
GRANTOR: KATIE A MINCHIN						
GRANTEE: JAMES R MINCHIN II						
0927/0371	5/09/2001	WD	Q	I	01	57,000
GRANTOR: LASALLE NATIONAL BANK						
GRANTEE: JAMES R & KATIE MIN						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0296	SHED METAL	800.00
3	9945	Well/Sept	7,000.00
4	0070	CARPORT UF	2.50
5	0261	PRCH, UOP	1,500.00
6	0251	LEAN TO W/	800.00
7	0296	SHED METAL	800.00
8	0296	SHED METAL	800.00
TOTALS			13,800

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2005
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2005
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	2005
4	0070	CARPORT UF	0	100	18	360.00	UT	2.50	2.50	100	2005
5	0261	PRCH, UOP	0	100	0	1.00	UT	1,500.00	1,500.00	100	2026
6	0251	LEAN TO W/	0	100	0	1.00	UT	800.00	800.00	100	2026
7	0296	SHED METAL	0	100	0	1.00	UT	800.00	800.00	100	2026
8	0296	SHED METAL	0	100	0	1.00	UT	800.00	800.00	100	2026
TOTALS											

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S27 E35 N1 E9 S1 E22 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	DPH 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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							