

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,

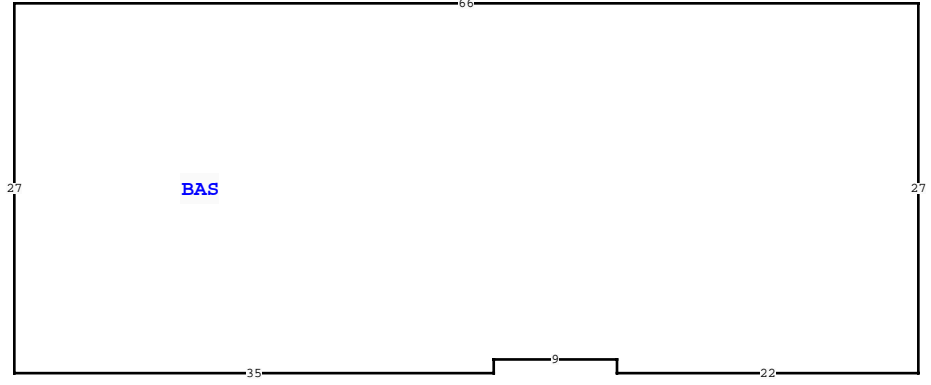
MINCHIN JAMES R II
 7839 SW CR 242
 LAKE CITY, FL 32024

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 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
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		106,242

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	108.95	193,168	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			106,242
TOTAL MARKET OB/XF VALUE			13,800
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			185,172
SOH/AGL Deduction			99,856
ASSESSED VALUE			85,316
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			33,905
TOTAL JUST VALUE			185,172
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																
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	100	2005	2005	3	100	900	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	100	2026	2025		100	1,500	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	800.00	100	2026	2025		100	800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	100	2026	2025		100	800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	100	2026	2025		100	800	

TOTAL OB/XF												13,800												
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							

BUILDING NOTES											
7839 SW COUNTY ROAD 242 , LAKE CITY											

BUILDING DIMENSIONS											
BAS= W66 S27 E35 N1 E9 S1 E22 N27\$.											