

COMM NW COR, E 446.91 FT FOR
 POB, CONT E 447.41 FT, S
 795.95 FT, W 447.71 FT, N

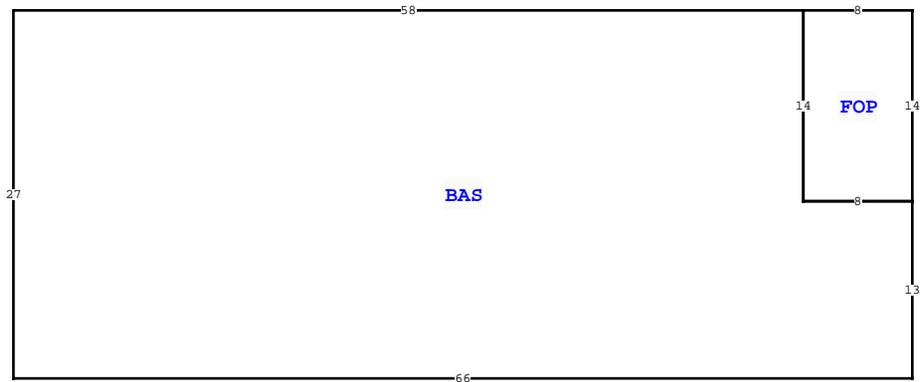
BROWNING DENISE TUNSIL/BENTON NATASHA D
 795 SW SPARROW TER
 LAKE CITY, FL 32024

2026

23-4S-16-03097-002

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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
Architectual Units	01	CONV 100 0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,670	100
FOP	112	35
TOTALS	1,782	1,709 50,778

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	100%	- 2008									Heated Area: 1670	HX Base Yr 2008



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			50,778
TOTAL MARKET OB/XF VALUE			11,000
TOTAL LAND VALUE - MARKET			44,990
TOTAL MARKET VALUE			106,768
SOH/AGL Deduction			21,900
ASSESSED VALUE			84,868
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			33,457
TOTAL JUST VALUE			106,768
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055149	Electrical Servic		03/03/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/0508	5/25/2011	WD	U	I	11	0
GRANTOR: VERONICA PERRY-PR FOR						
GRANTEE: DENISE TUNSIL BROWN						
1213/1611	4/20/2011	WD	U	I	11	100
GRANTOR: VERONICA PERRY-PR FOR						
GRANTEE: BENTON & JOHNSON						

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	0070	CARPORT UF	0	100	0	0	0	0.00	0.00	100	2014	2014	3	100	700	
2	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2014	2014	3	100	1,800	
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	0	1,500.00	1,500.00	100	2025	2024		100	1,500	

TOTAL OB/XF										11,000														
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	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	7.18	AC		1.00	1.00	1.00	5,500.00	5,500.00	39,490							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W58 S27 E66 N13 FOP= N14 W8 S14 E8\$ W8 N14\$.