

COMM NE COR OF SE1/4, RUN S 289.
 CONT S 166.47 FT, W 530.64 FT, N
 E 346 FT, S 48 DEG E 153.61 FT,

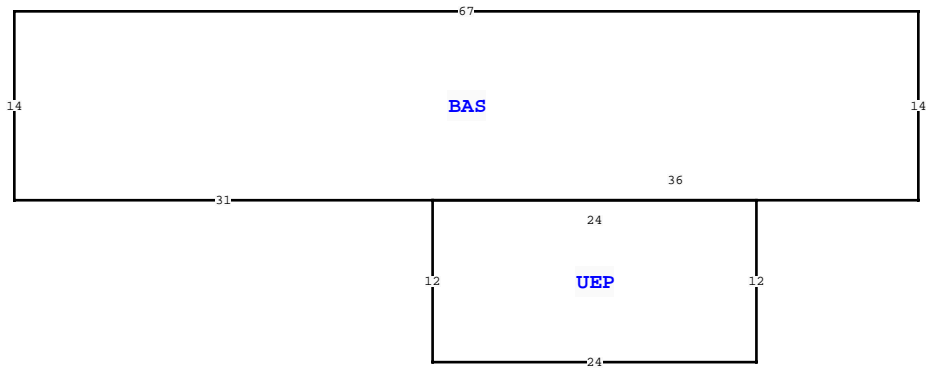
GRANT KATHRYN/HEDRICK SCOTT
 522 SW DAISY RD
 LAKE CITY, FL 32024

2026

23-5S-15-00467-011

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG.	100			
03	GABLE/HIP	100			
12	MODULAR MT	100			
04	PLYWOOD	100			
14	CARPET	90			
08	SHT VINYL	10			
02	WINDOW	100			
04	AIR DUCTED	100			
	Bedrooms	3	100		
	Bathrooms	1	100		
1.	Stories	1.	100		
01	CONV	100			
02	0	100			
02	Condition Adj	100			
01	Kitchen Adjus	100			
03	Quality	03			
0200	DOR CODE	MOBILE HOME			
	MAP NUM		02		
	NEIGHBORHOOD/LOC	23515.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100		938	16,940
UEP	288	70		202	3,648
TOTALS	1,226			1,140	20,588

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,140	75.2490	45.15	51,471	1980	1980	0	0	60.00	40.00
1 MOBILE HME 25% - 2023 Heated Area: 938 HX Base Yr 1996											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		20,588	
TOTAL MARKET OB/XF VALUE		11,352	
TOTAL LAND VALUE - MARKET		66,300	
TOTAL MARKET VALUE		98,240	
SOH/AGL Deduction		10,502	
ASSESSED VALUE		87,738	
TOTAL EXEMPTION VALUE	HA HAB	19,058	
BASE TAXABLE VALUE		68,680	
TOTAL JUST VALUE		98,240	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		83,340	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28852	MAINT/ALTR	30	09/13/2010
25886	M H	364	06/05/2007
8723	M H	125	08/11/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/853	5/20/2022	QC	U	I	11	100
GRANTOR: HOBBS KATHRYN LYNN AK						
GRANTEE: GRANT KATHRYN						
0793/1379	7/22/1994	WD	Q	V		12,500
GRANTOR: WALTER B & MARTHA LEE						
GRANTEE: KATHRYN LYNN HOBBS						

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	0294	SHED WOOD/	0	25	18	16	288.00	UT	4.00	4.00	100	1993	1993	3	100	1,152	
2	0040	BARN, POLE	0	25	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	9945	Well/Sept	0	25	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	25	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W67 S14 E31 UEP= S12 E24 N12 W24\$ E36 N14\$.	

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	0102	C	SFR/MH	25		A-1	0.00	0.00	5.10	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,300							