

COMM NW COR OF S1/2 OF NW1/4,  
E 1890.02 FT, S 627.37 FT,  
S 81 DEG W 201.55 FT FOR POB,

RUSS RONALD/RUSS JANICE  
848 SW CANNON CREEK DR  
LAKE CITY, FL 32024

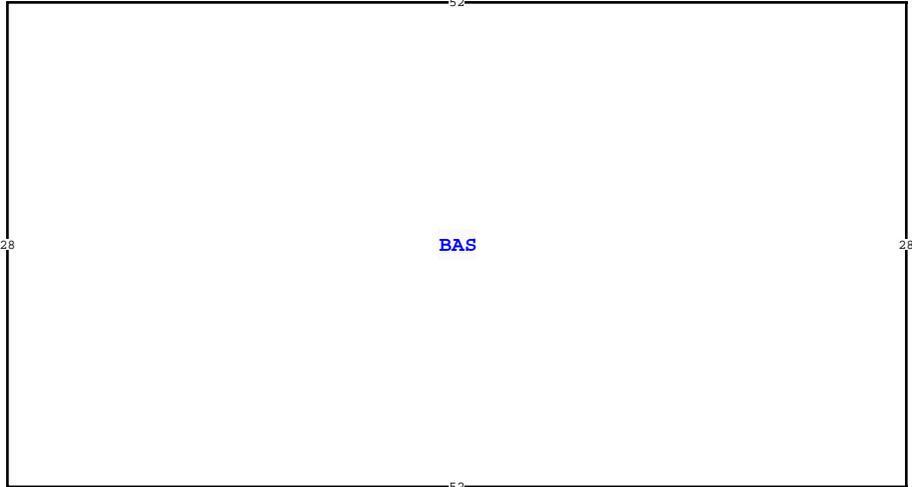
2026

24-4S-16-03115-011



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
Units		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	
TOTALS	1,456		87,247

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2021		158,631	1998	1998		0	45.00	55.00
				Heated Area: 1456			HX Base Yr	2021			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			87,247
TOTAL MARKET OB/XF VALUE			11,300
TOTAL LAND VALUE - MARKET			13,000
TOTAL MARKET VALUE			111,547
SOH/AGL Deduction			38,456
ASSESSED VALUE			73,091
TOTAL EXEMPTION VALUE	HX HB		48,091
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			111,547
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38888	M H	0	11/12/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/2201	10/19/2019	WD	U	V	11	100
GRANTOR: HARRY CURTIS LAND & S						
GRANTEE: RONALD & JANICE RUS						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS= W52 S28 E52 N28\$.

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
4	0261	PRCH, UOP	0	100	0	0	UT	800.00	800.00	100	2025
5	0070	CARPORT UF	0	100	0	0	UT	1,000.00	1,000.00	100	2025

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							