COMM NW COR OF S1/2 OF NW1/4, RU
FOR POB, S 459.61 FT, W 949.23 F
E 950.1 FT TO POB. (AKA TRACT 15

SOUTHERN ACRES TRUST
PO BOX 906
ARCHER, FL 32618

2027

24-5S-16-03707-015

BUILDING CHARACTERISTICS

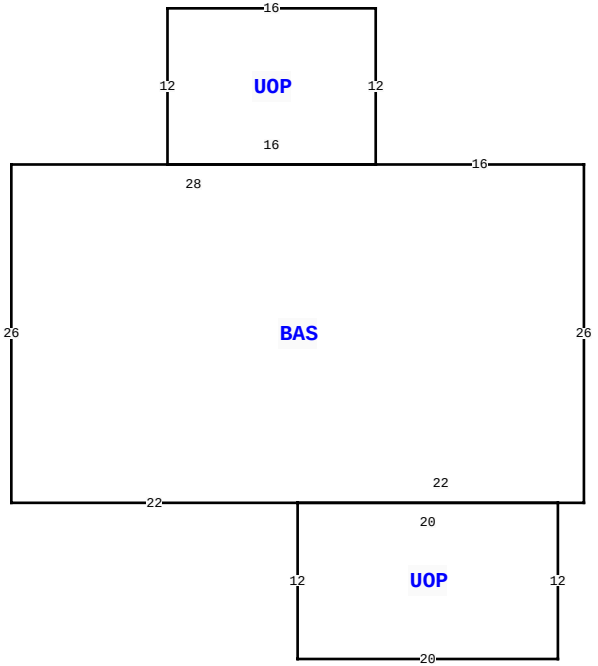
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	24516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	15,362
UOP	192	25		48	645
UOP	240	25		60	806
TOTALS	1,576			1,252	16,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,252	111.9000	67.14	84,059	1994	1994	0	0	20	60.00	20.00

1 MOBILE HME 0% - 2023 Heated Area: 1144 HX Base Yr



1874 SW NAUTILUS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,812
TOTAL MARKET OB/XF VALUE	11,144
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	138,176
SOH/AGL Deduction	0
ASSESSED VALUE	138,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,176
TOTAL JUST VALUE	138,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12215	PUMP/UTPOL	125	03/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/541	4/29/2026	CT	U	I	18	77,000
GRANTOR: CLERK OF COURT (HUMPH						
GRANTEE: SOUTHERN ACRES TRUS						
1074/1889	1/04/2006	QC	Q	I	01	100
GRANTOR: BRENDA HUMPHREYS						
GRANTEE: BRENDA & THOMAS HUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N12 W16 S12 E16$ W28 S26 E22 UOP= S12 E20 N12 W20$ E22 N26$.

EXTRA FEATURES

LN	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	0	12	20	240.00	UT	5.00	5.00	50	1996	1996	3	50	600	
2	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	50	1996	1996	3	50	240	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	50	1996	1996	3	50	240	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	0	8	8	64.00	UT	2.00	2.00	50	1996	1996	3	50	64	

LAND DESCRIPTION

TOTAL OB/XF 11,144

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 03/06/2026 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS