

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

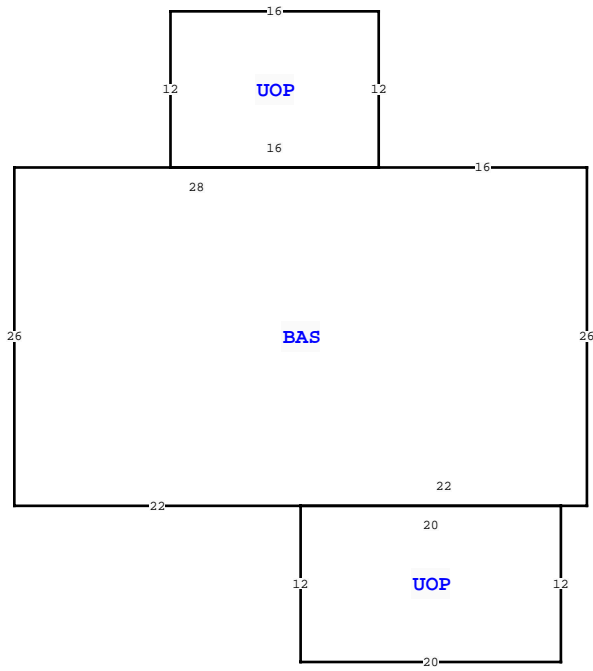
SOUTHERN ACRES TRUST
PO BOX 906
ARCHER, FL 32618

2026

24-5S-16-03707-015
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	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
BAS	1,144	100	
UOP	192	25	
UOP	240	25	
TOTALS	1,576		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2023									Heated Area: 1144	HX Base Yr



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			33,624
TOTAL MARKET OB/XF VALUE			11,144
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			154,988
SOH/AGL Deduction			7,499
ASSESSED VALUE			147,489
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			147,489
TOTAL JUST VALUE			154,988
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,958

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

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	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	

TOTAL OB/XF														11,144			
1874 SW NAUTILUS RD, LAKE CITY																	
										BLD DATE			LGL DATE				
										XF DATE			LAND DATE	05/06/2026	MLU		
										INC DATE			AG DATE				

BUILDING NOTES													

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

LAND DESCRIPTION														TOTAL OB/XF														11,144			
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	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220														