

COMM NE COR OF SW1/4 OF SE1/4, R
882.96 FT, NW'LY 632.35 FT, E 11
LINE OF NW1/4 OF SE1/4, RUN S 46

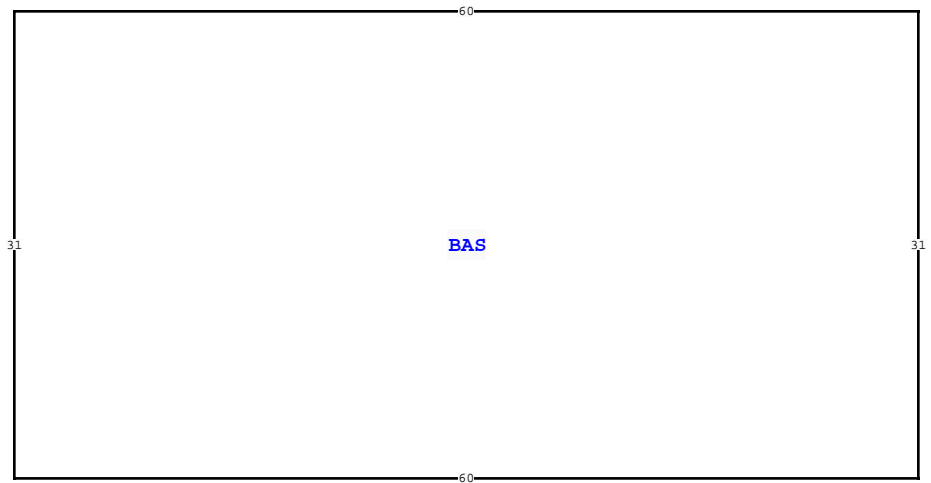
FRAZIER STEVE M/FRAZIER JOY LARNER
371 SW GRIZZLY WAY
LAKE CITY, FL 32024

2026

25-4S-15-00385-210

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	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	02
NEIGHBORHOOD/LOC	25415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,860	100	
TOTALS	1,860		173,161

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% - 2020									Heated Area: 1860	HX Base Yr 2020



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		173,161			
TOTAL MARKET OB/XF VALUE		13,480			
TOTAL LAND VALUE - MARKET		90,648			
TOTAL MARKET VALUE		277,289			
SOH/AGL Deduction		122,362			
ASSESSED VALUE		154,927			
TOTAL EXEMPTION VALUE		HX HB SX 101,411			
BASE TAXABLE VALUE		53,516			
TOTAL JUST VALUE		277,289			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		271,340			
SALE:7:1: 13.60 AC W/ WELL & SEPTIC					
SALE:6:1: QUIT CLAIM BACK TO FORMER OWNER					
SALE:5:1: LOT 10 MIMOSA ACRES-WEELL & SEPTIC					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
1363/0583	6/26/2018	WD Q	I	03	90,000
GRANTOR: LACY LOUISE HAYES EDG					
GRANTEE: STEVE M & JOY LARNE					
1047/2799	5/23/2005	WD Q	I	04	100
GRANTOR: DEAS BULLARD					
GRANTEE: SHEILA E BYNUM					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS= W60 S31 E60 N31S.					

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	0296	SHED METAL	0	100	12	30	UT	10.00	10.00	100	2018	2018	3	100	3,600	
2	0296	SHED METAL	0	100	12	24	UT	10.00	10.00	100	2018	2018	3	100	2,880	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS														13,480		

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		A-1	0.00	0.00	12.59	AC		1.00	1.00	0.80	9,000.00	7,200.00	90,648							