

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

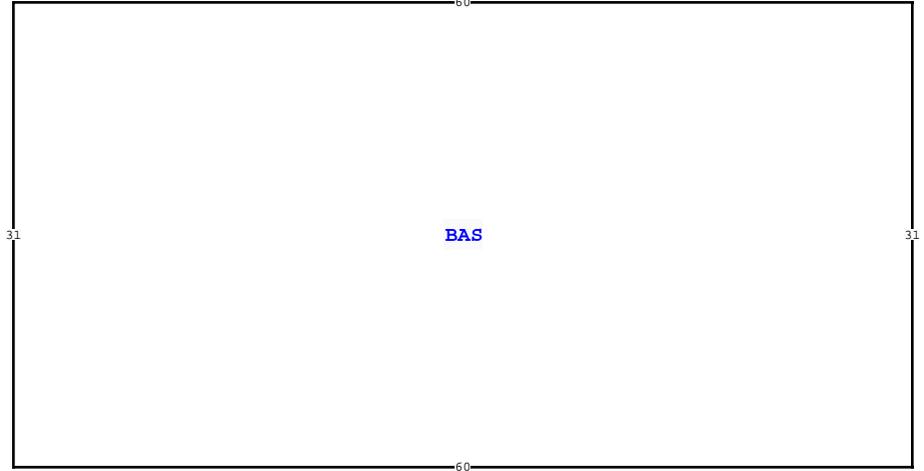
FRAZIER STEVE M/FRAZIER JOY LARNER  
371 SW GRIZZLY WAY  
LAKE CITY, FL 32024

**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		176,833

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			176,833
TOTAL MARKET OB/XF VALUE			13,480
TOTAL LAND VALUE - MARKET			90,648
TOTAL MARKET VALUE			280,961
SOH/AGL Deduction			126,034
ASSESSED VALUE			154,927
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			53,516
TOTAL JUST VALUE			280,961
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 U	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						

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

TOTAL OB/XF														13,480			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			05/07/2026			MLU											

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W60 S31 E60 N31S.													

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										