THE N 13.33 AC OF THE S 20 AC OF
419-127, 542-105, 793-1075, 866-

GEORGE MARY SUE
808 SW CHARLES TERR
LAKE CITY, FL 32024

2027

25-4S-15-00396-000

BUILDING CHARACTERISTICS

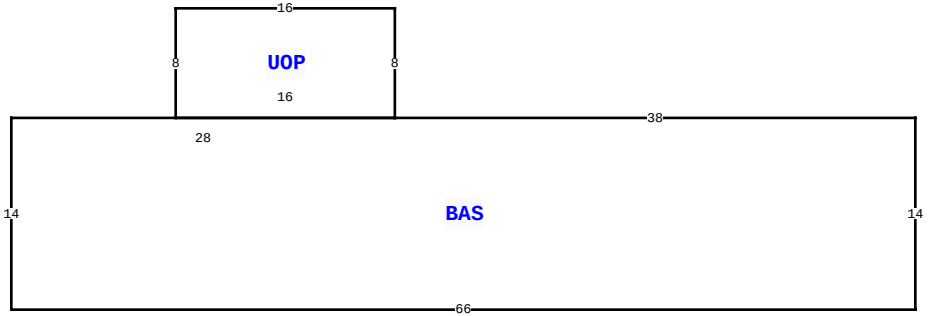
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,738
UOP	128	25		32	718
TOTALS	1,052			956	21,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	956	93.5100	56.11	53,641	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2010 Heated Area: 924 HX Base Yr 2010



808 SW CHARLES TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		157,904
TOTAL MARKET OB/XF VALUE		50,230
TOTAL LAND VALUE - MARKET		119,970
TOTAL MARKET VALUE		328,104
SOH/AGL Deduction		183,380
ASSESSED VALUE		144,724
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		88,313
TOTAL JUST VALUE		328,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21561	M H	375	02/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/203	2/26/2024	LE	U	I	14	100
GRANTOR: GEORGE MARY SUE						
GRANTEE: GEORGE MARY SUE (EN						
0866/1963	9/28/1998	WD	Q	I		50,000
GRANTOR: MCKISSOCK						
GRANTEE: GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UOP= N8 W16 S8 E16$W28 S14 E66 N14$.

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	100	16	43	688.00	UT	5.00	5.00	100	1993	1993	3	100	3,440	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0060	CARPORT F	0	100	18	30	540.00	UT	3.50	3.50	75	2016	2016	3	75	1,418	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
8	0166	CONC,PAVMT	0	100	0	0	2,900.00	UT	2.00	2.00	75	2016	2016	3	75	4,350	
9	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
10	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 23,908

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	100		A-1	0.00	0.00	12.33	AC		1.00	1.00	1.00	9,000.00	9,000.00	110,970							

REVIEW DATE 06/04/2025 BY KS Total Acres: 13.33 Total Land Value: 119,970 Market: 0 Agricultural: 0 Common: 119,970 PRINTED 11/17/2026 BY SYS

THE N 13.33 AC OF THE S 20 AC OF
419-127, 542-105, 793-1075, 866-

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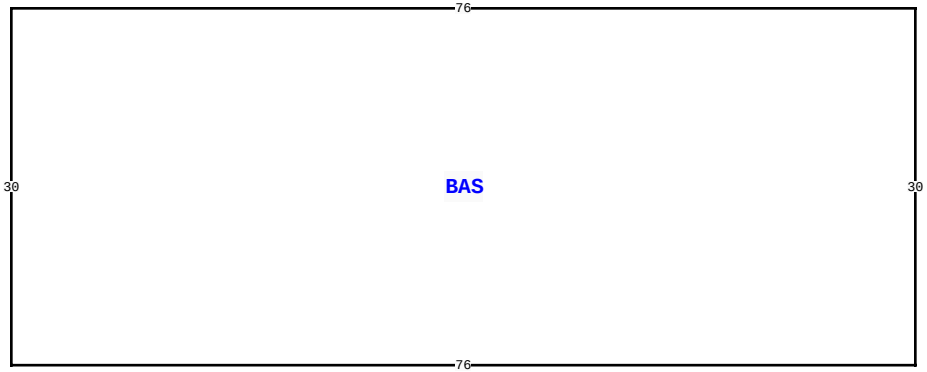
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	136,448
TOTALS	2,280			2,280	136,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	117.0000	108.81	248,087	2003	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 2010 Heated Area: 2280 HX Base Yr 2010



808 SW CHARLES TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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
11	0210	GARAGE U	0	100	22	48	1,056.00	UT	16.00	16.00	75	2016	2016	3	75	12,672	
12	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
13	0030	BARN,MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	
14	0030	BARN,MT	0	100	0	0	1.00	UT	6,850.00	6,850.00	100	2026	2025		100	6,850	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,571

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: GEORGE MARY SUE						
GRANTEE: GEORGE MARY SUE (EN						
0866/1963	9/28/1998	WD	Q	I		50,000
GRANTOR: MCKISSOCK						
GRANTEE: GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 26,322

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

REVIEW DATE 06/04/2025 BY KS Total Acres: 13.33 Total Land Value: 119,970 Market: 0 Agricultural: 0 Common: 119,970 PRINTED 11/17/2026 BY SYS