THE W 414 FT OF N 428 FT OF E1/2
NE1/4.

RHODES LAURA LEE/RHODES HAROLD H
P O BOX 496
WELLBORN, FL 32094-0496

2027

26-3S-15-00260-001

BUILDING CHARACTERISTICS

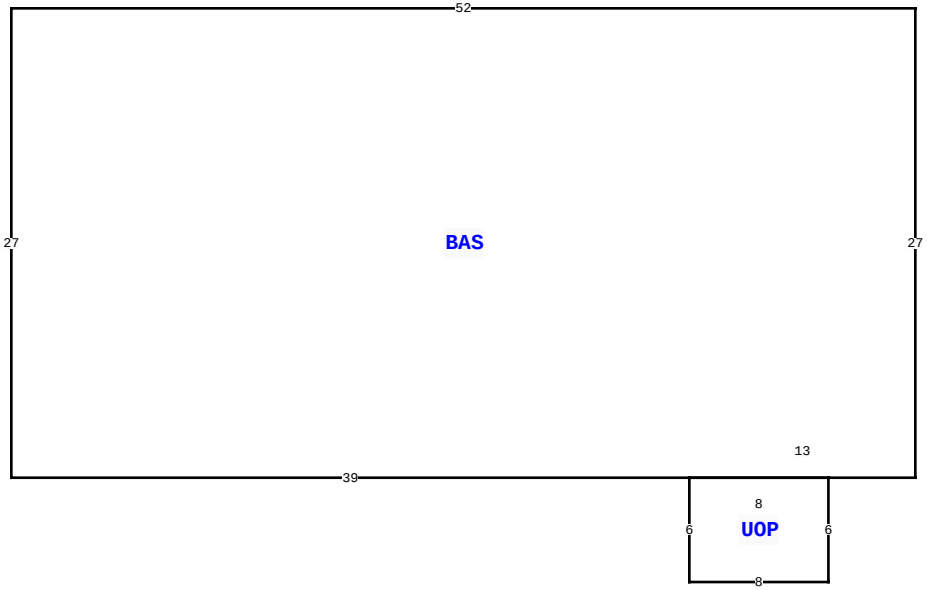
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	38,043
UOP	48	25		12	325
TOTALS	1,452			1,416	38,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,416	112.9000	67.74	95,920	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1404 HX Base Yr



270 NW JESSUP CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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
1	0294	SHED WOOD/	0	100	14	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,368
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		48,840
TOTAL MARKET VALUE		95,608
SOH/AGL Deduction		42,895
ASSESSED VALUE		52,713
TOTAL EXEMPTION VALUE	HX HB 13	52,713
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		95,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1796	9/17/2025	LE	U	I	14	100
GRANTOR: RHODES LAURA BEARDSLE						
GRANTEE: RHODES LAURA BEARDS						
1529/2293	12/17/2024	LE	U	I	14	100
GRANTOR: RHODES LAURA LEE						
GRANTEE: RHODES LAURA LEE (E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E39 UOP= S6 E8 N6 W8$ E13 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	4.07	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,840							

REVIEW DATE 02/23/2023 BY KS Total Acres: 4.07 Total Land Value: 48,840 Market: 0 Agricultural: 0 Common: 48,840 PRINTED 11/17/2026 BY SYS