LOT 8 CEDAR HILLS S/D.
ORB 678-112, 746-2204, 780-1919, 790-073, 790-229, 792-

DEAS BULLARD PROPERTIES LLP
672 EAST DUVAL ST
LAKE CITY, FL 32055

2027

26-3S-15-00270-108

BUILDING CHARACTERISTICS

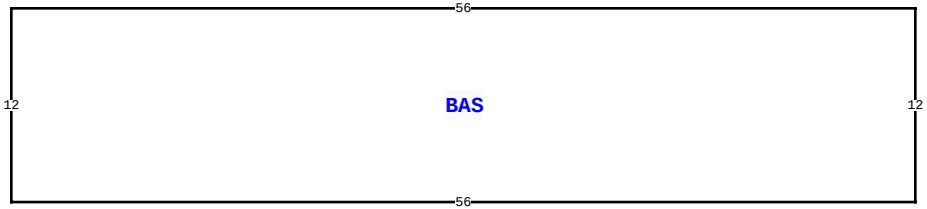
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,160
TOTALS	672			672	13,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	81.6050	48.96	32,901	1973	1973	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



505 SW ARCHIE GLN, 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	
2	9945	Well/Sept	0	0	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	13,160
TOTAL MARKET OB/XF VALUE	7,050
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	75,210
SOH/AGL Deduction	22,408
ASSESSED VALUE	52,802
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,802
TOTAL JUST VALUE	75,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,210

SALE:8:1: DEED DATED 12/301998 RECORDED 12/081999
SALE:6:1: LOT 8, CEDAR HILLS
SALE:5:1: LOT 8 CEDAR HILLS
SALE:4:1: REPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19673	M H	125	06/21/2002
11960	M H	125	12/13/1996
8343	M H	125	05/05/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/2314	8/18/2017	QC	U	I	11	18,000
GRANTOR: ROBERT EUGENE HAYHURS						
GRANTEE: DEAS BULLARD PROPER						
1225/0658	11/15/2011	CD	U	I	40	29,800
GRANTOR: PATRICIA B DAVISON						
GRANTEE: ROBERT EIGENE HAYHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,050

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/24/2023 BY KS Total Acres: 4.07 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS