LOT 9 CEDAR HILLS S/D.

ORB 783-2098, 857-672.

PARKER TIMOTHY A/PARKER YVONNE M
551 SW ARCHIE GLN
LAKE CITY, FL 32024

2027

26-3S-15-00270-109

BUILDING CHARACTERISTICS

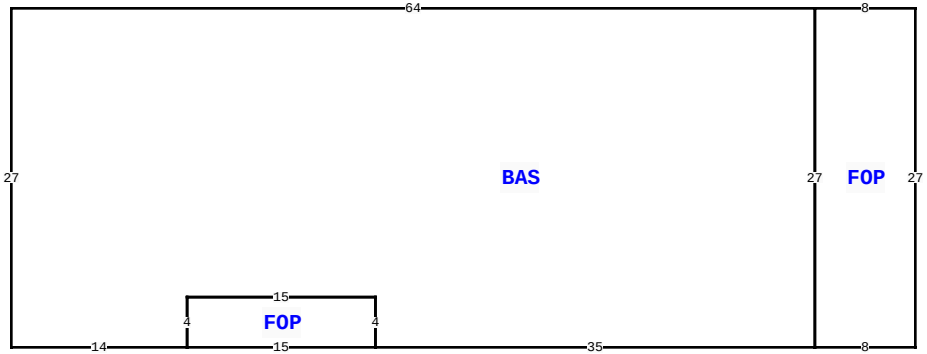
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	26315.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100		1,668	75,395
FOP	60	35		21	949
FOP	216	35		76	3,435
TOTALS	1,944			1,765	79,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,765	115.9000	69.54	122,738	2010	2010	0	0	0	35.00	65.00

1 MOBILE HME 100% - 2001 Heated Area: 1668 HX Base Yr 2001



551 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	0296	SHED METAL	0	100	10	28	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		79,780
TOTAL MARKET OB/XF VALUE		12,050
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		146,830
SOH/AGL Deduction		59,312
ASSESSED VALUE		87,518
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		31,107
TOTAL JUST VALUE		146,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054228	Roof Replacement	13,853	10/13/2025
28050	M H	375	09/02/2009
17692	M H	75	11/30/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/2465	9/11/2009	WD	U	I	34	21,500
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: TIMOTHY A & YVONNE						
1156/0103	7/31/2008	WD	Q	I	02	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: DEAS-BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E14 FOP= E15 N4 W15 S4$ N4 E15 S4 E35 FOP= E8 N27 W8 S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,050

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	100		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 10/27/2025 BY chuck Total Acres: 4.07 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS