BEG SE COR OF SW1/4 OF SW1/4, RU 505.33 FT, S 30 DEG E 537.08 FT, 232.30 FT TO POB.

RYALS JAMIE LEE/RYALS KAREN RACHEL LEE
,

2027

26-3S-15-00275-005

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	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 01

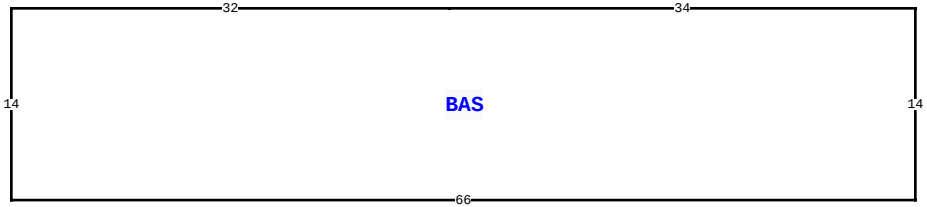
NEIGHBORHOOD/LOC 26315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	15,608
TOTALS	924			924	15,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	70.3890	42.23	39,021	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr



323 SW BOZEMAN 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,600	
3	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	15,608
TOTAL MARKET OB/XF VALUE	10,350
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	79,958
SOH/AGL Deduction	4,043
ASSESSED VALUE	75,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,915
TOTAL JUST VALUE	79,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12131	PUMP/UTPOL	30	02/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/2737	3/16/2020	QC	U	I	11	25,000
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: JAMIE L & KAREN RAC						
1407/1269	3/09/2020	TD	U	I	18	8,000
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA HOLDINGS TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W32 S14 E66 N14 W34 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,350

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	5.00	AC		1.00	1.00	0.90	12,000.00	10,800.00	54,000							

REVIEW DATE 02/24/2023 BY KS Total Acres: 5.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 11/17/2026 BY SYS