COMM NE COR OF NW1/4 OF SW1/4, R
W 357.98 FT FOR POB, CONT W 300
E 300 FT, S 331.70 FT TO POB.

FLATT JANICE L/FLATT DAVID R
2221 FORT MELTON CT
ST AUGUSTINE, FL 32092

2027

26-3S-15-00275-015

BUILDING CHARACTERISTICS

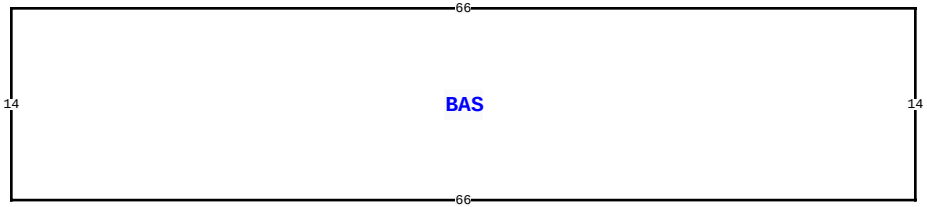
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	18,543
TOTALS	924			924	18,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	83.6100	50.17	46,357	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2008 Heated Area: 924 HX Base Yr 2008



581 SW BOZEMAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0	0	1.00	UT	500.00	500.00	50	2013	2013	3	50	250	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2023	2022		100	4,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		18,543
TOTAL MARKET OB/XF VALUE		5,550
TOTAL LAND VALUE - MARKET		22,080
TOTAL MARKET VALUE		46,173
SOH/AGL Deduction		15,589
ASSESSED VALUE		30,584
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,584
TOTAL JUST VALUE		46,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/2337	10/28/2026	AG	U	I	11	0
GRANTOR: MATTHEWS DEBORAH ANN						
GRANTEE: FLATT JANICE L						
1298/1627	7/23/2015	QC	U	I	11	0
GRANTOR: DANIEL A FLATT						
GRANTEE: VELMA C PERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 5,550

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	2.30	AC		1.00	1.00	0.60	16,000.00	9,600.00	22,080							

REVIEW DATE 02/24/2023 BY KS Total Acres: 2.30 Total Land Value: 22,080 Market: 0 Agricultural: 0 Common: 22,080 PRINTED 11/16/2026 BY SYS