

COMM SW COR OF SE1/4 OF NW1/4, R
W 635.80 FT, N 298.33 FT FOR POB
FT, NW 62 DEG 363.60 FT, N 212.2

TUPPER DALTON J/TUPPER KENDALL N
394 LOREN LN
LAKE CITY, FL 32024

2026

26-4S-15-00401-131

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	02
NEIGHBORHOOD/LOC	26415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,920	100	
TOTALS	1,920		206,237

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0203	02	1,920	115.5000	115.50	221,760	2021	2021		0	7.00	93.00
3 MANUF 3 100% - 2024			Heated Area: 1920			HX Base Yr 2025					

64
30
BAS

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				206,237	
TOTAL MARKET OB/XF VALUE				16,800	
TOTAL LAND VALUE - MARKET				65,130	
TOTAL MARKET VALUE				288,167	
SOH/AGL Deduction				20,352	
ASSESSED VALUE				267,815	
TOTAL EXEMPTION VALUE				51,411	
BASE TAXABLE VALUE				216,404	
TOTAL JUST VALUE				288,167	
NCON VALUE				11,600	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				274,083	
SALE:1:5: OHER PARCEL IS IN TERRY KELLY TRUSTEE.					
SALE:1:4: AND BROKEN IT INTO TWO 5 AC PARCELS. THE					
SALE:1:3: NOW THEY ARE SELLING IT BACK TO THE KELL					
SALE:1:2: ORIGINALLY SOLD TO THE RAY'S BY THE KELLY					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000050692	Roof Replacement	9,600	08/28/2024		
21034	M H	125	09/02/2003		
16839	M H	125	04/06/2000		
41060	M H				
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1479/2608	11/17/2022	WD	Q I 01		249,900
GRANTOR: WILSON RYAN					
GRANTEE: TUPPER DALTON J					
1423/0022	10/26/2020	WD	Q I 01		55,000
GRANTOR: FRANCISCO R & ROSA A					
GRANTEE: RYAN WILSON					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[ORIG=22,10] E64 S30 W64 N30 \$					

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS
1	9945	Well/Sept	0	100	0	0
2	0070	CARPORT UF	0	100	0	0
3	0070	CARPORT UF	0	100	0	0
4	0040	BARN, POLE	0	100	0	0
5	0294	SHED WOOD/	0	100	0	0

TOTAL OB/XF												16,800				
L N	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	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2026	2025	3	100	7,000	
2	0070	CARPORT UF	0	100	0	0	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
3	0070	CARPORT UF	0	100	0	0	UT	800.00	800.00	100	2026	2025		100	800	
4	0040	BARN, POLE	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	
5	0294	SHED WOOD/	0	100	0	0	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	13,000.00	13,000.00	65,130							