

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  
VALUATION SUMMARY PAGE 1 of 1

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		1,920 216,558

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	121.28	232,858	2021	2021		0	7.00	93.00
3 MANUF 3 100% - 2024			Heated Area: 1920			HX Base Yr 2025					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	216,558		
TOTAL MARKET OB/XF VALUE	16,800		
TOTAL LAND VALUE - MARKET	65,130		
TOTAL MARKET VALUE	298,488		
SOH/AGL Deduction	30,673		
ASSESSED VALUE	267,815		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	216,404		
TOTAL JUST VALUE	298,488		
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 / U	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						

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																
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	1.00	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	
TOTAL OB/XF 16,800																

BUILDING NOTES											
BAS=[ORIG=22,10] E64 S30 W64 N30 \$											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

TOTAL OB/XF																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							