ALL OF SW1/4 OF SE1/4 AS LIES E
EX THE N 177 FT & EX 3.24 AC DES
& EX 3.24 AC DESC QC 1322-2769.

LEE BILLIE JOE
261 NW SEAN CT
LAKE CITY, FL 32055

2027

27-2S-16-01768-007

BUILDING CHARACTERISTICS

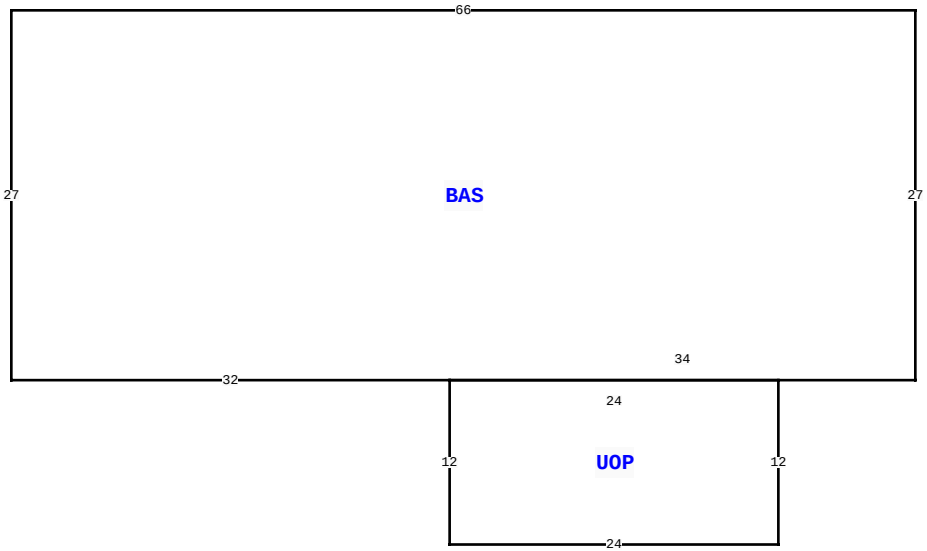
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	27216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	43,844
UOP	288	25		72	1,772
TOTALS	2,070			1,854	45,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,854	102.5100	61.51	114,040	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1782 HX Base Yr



261 NW SEAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	220	
2	0166	CONC,PAVMT	0	100	27	27	648.00	UT	2.00	2.00	70	1993	1993	3	70	907	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,616
TOTAL MARKET OB/XF VALUE		8,727
TOTAL LAND VALUE - MARKET		35,200
TOTAL MARKET VALUE		89,543
SOH/AGL Deduction		55,821
ASSESSED VALUE		33,722
TOTAL EXEMPTION VALUE	HX HB SX WX	33,722
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		89,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,543

XFOB:1:1: SKYLINE M H

BLDG:1:1: SKYLINE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24960	M H	296	09/11/2006
24603	M H	348	06/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1819	3/20/2025	LE	U	I	14	100

GRANTOR: LEE BILLIE JO

GRANTEE: LEE BILLIE JO (ENH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E32 UOP= S12 E24 N12 W24$ E34 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,727

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	9900	C	AC NON-AG	100			0.00	0.00	2.52	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,200							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 3.52 Total Land Value: 35,200 Market: 0 Agricultural: 0 Common: 35,200 PRINTED 11/17/2026 BY SYS