

COMM NE COR OF SW1/4 OF SW1/4, R  
 FT FOR POB, RUN W APPROX 222.35  
 119.66 FT, E APPROX 15.40 FT, S

MYERS MORGAN MASTERSON  
 P O BOX 2381  
 LAKE CITY, FL 32056-2381

2026

27-3S-17-05587-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	02	SHED	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	01	NONE	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	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	04
NEIGHBORHOOD/LOC	27317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	684	100	
TOTALS	684		11,573

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2015		28,933	1970	1970	0	0	60.00	40.00
				Heated Area: 684			HX Base Yr 2015				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS</span> </div>											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3																			
VALUATION SUMMARY																								
VALUATION BY				STANDARD																				
Tax Group: 3				Tax Dist:																				
BUILDING MARKET VALUE				11,573																				
TOTAL MARKET OB/XF VALUE				3,650																				
TOTAL LAND VALUE - MARKET				10,972																				
TOTAL MARKET VALUE				26,195																				
SOH/AGL Deduction				8,899																				
ASSESSED VALUE				17,296																				
TOTAL EXEMPTION VALUE				HX HB SX 17,296																				
BASE TAXABLE VALUE				0																				
TOTAL JUST VALUE				26,195																				
NCON VALUE				0																				
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE				25,645																				
BLDG:1:1: SAHA MH																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																					
27753	PUMP/UTPOL	50	04/20/2009																					
SALES DATA																								
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																		
1282/0657	9/27/2014	QC	U	I	11	0																		
GRANTOR: RUSSELL LEE NICKERSON																								
GRANTEE: MORGAN MASTERSON MY																								
1236/2000	6/11/2012	QC	U	I	11	100																		
GRANTOR: MORGAN MYERS																								
GRANTEE: RUSSELL LEE NICKERS																								
BLD DATE																								
XF DATE																								
INC DATE																								
LGL DATE																								
LAND DATE						04/29/2025																		
AG DATE						MLU																		
EXTRA FEATURES																								
280 NE RANGE RD, LAKE CITY																								
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	0011	BARN, BLK A	0 100	0 0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200										
2	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200										
3	9947	Septic	0 100	0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000										
4	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250										
TOTAL OB/XF 3,650																								
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		00	0.00	0.00	0.95	AC		1.00	1.00	1.05	11,000.00	11,550.00	10,972							