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

2027

27-3S-17-05587-007

BUILDING CHARACTERISTICS

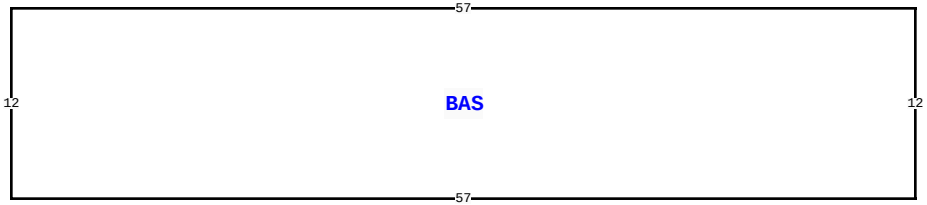
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100		684	11,023
TOTALS	684			684	11,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	684	67.1490	40.29	27,558	1970	1970	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2015 Heated Area: 684 HX Base Yr 2015



280 NE RANGE RD, LAKE CITY

BLD DATE		LGL DATE	04/29/2025 MLU
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	11,023
TOTAL MARKET OB/XF VALUE	3,650
TOTAL LAND VALUE - MARKET	10,972
TOTAL MARKET VALUE	25,645
SOH/AGL Deduction	7,830
ASSESSED VALUE	17,815
TOTAL EXEMPTION VALUE	HX HB SX 17,815
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	25,645
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S12 E57 N12$.

LAND DESCRIPTION

TOTAL OB/XF 3,650

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		00	0.00	0.00	0.95	AC		1.00	1.00	1.05	11,000.00	11,550.00	10,972							

REVIEW DATE 09/08/2015 BY DF Total Acres: 0.95 Total Land Value: 10,972 Market: 0 Agricultural: 0 Common: 10,972 PRINTED 11/17/2026 BY SYS