COMM AT INTERS OF S R/W OF
CR-242 & WEST LINE OF SEC, RUN
S 844.40 FT, E 206.50 FT FOR

FORSYTH BRENDA N
259 SW DEAN CT
LAKE CITY, FL 32024-4584

2027

27-4S-16-03205-005

BUILDING CHARACTERISTICS

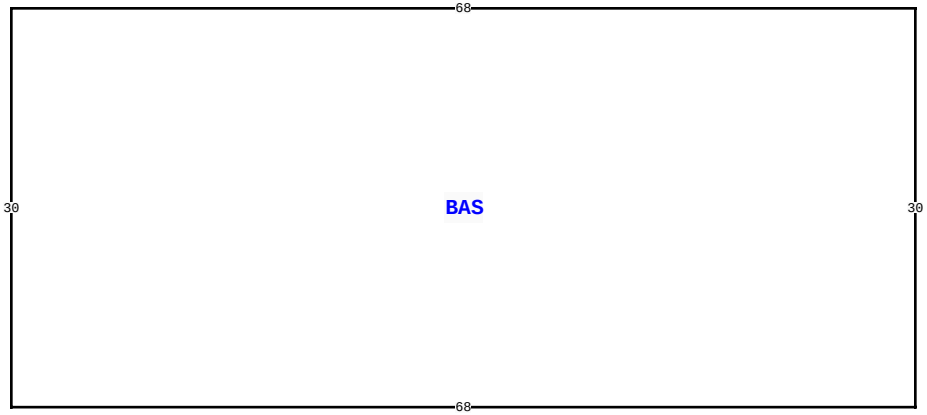
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	27416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	125,774
TOTALS	2,040			2,040	125,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,040	114.3000	106.30	216,852	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2017 Heated Area: 2040 HX Base Yr 2017



259 SW DEAN CT, LAKE CITY

BLD DATE		LGL DATE	04/20/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,774
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		163,374
SOH/AGL Deduction		65,622
ASSESSED VALUE		97,752
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,341
TOTAL JUST VALUE		163,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28097	M H	398	09/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/0159	2/17/2016	WD	U	I	11	100
GRANTOR: SUZANNE MCALLISTER						
GRANTEE: BRENDA N FORSYTH						
1308/2181	1/28/2016	WD	Q	I	01	109,000
GRANTOR: SUZANNE MCALLISTER						
GRANTEE: BRENDA N FORSYTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S30 E68 N30$.

LAND DESCRIPTION

TOTAL OB/XF 9,600

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 07/22/2019 BY KR Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS