

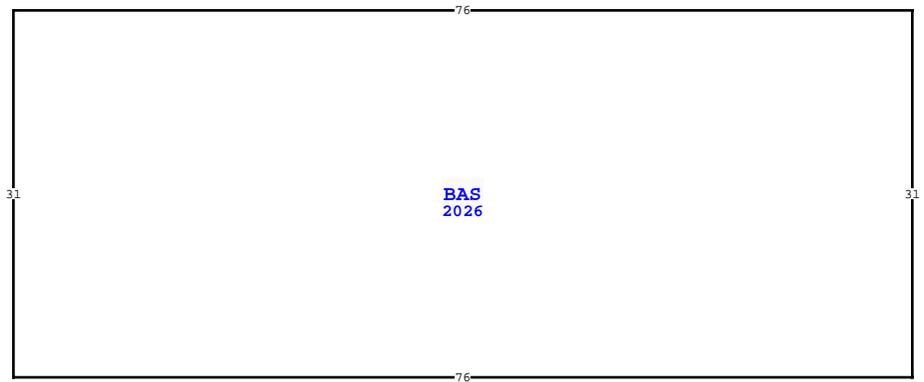
COMM NW COR SEC, RUN S 45.51 FT
CR-242-A, RUN E ALONG R/W 362.98
CONT E 152.74 FT, S 208.80 FT, E

HOWARD MICHAEL J/HOWARD ERIN M
472 SW COUNTRY RD 242A
LAKE CITY, FL 32025

2026

28-4S-17-08797-006


ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
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	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		5	100		
Bathrooms		3	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	28417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2026	2,356	262,058
TOTALS	2,356			2,356	262,058

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100% - 2026		267,406	2025	2025	0	0	2.00	98.00	
				Heated Area: 2356				HX Base Yr 2026				
												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		262,058	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		32,000	
TOTAL MARKET VALUE		301,058	
SOH/AGL Deduction		0	
ASSESSED VALUE		301,058	
TOTAL EXEMPTION VALUE		HX HB 13 301,058	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		301,058	
NCON VALUE		269,058	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		28,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053428	Mobile Home		06/23/2025
000053317	Right-of-Way Acce		06/04/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2242	5/19/2025	WD	Q	V	03	48,000
GRANTOR: FEAGLE RYAN MARLIN						
GRANTEE: HOWARD MICHAEL J						
1275/0904	5/19/2014	QC	U	V	11	100
GRANTOR: CRYSTAL ALLISON FEAGL						
GRANTEE: RYAN MARLIN FEAGLE						

EXTRA FEATURES															
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	1.00	UT 7,000.00	7,000.00	100	2026	2025	100	7,000	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
472 SW COUNTY ROAD 242A, LAKE CITY			05/06/2026 MLU		

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2026;ORIG=15,13] E76 S31 W76 N31 \$

LAND DESCRIPTION																	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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000									