BEG INTERS S R/W CR-242 & W
R/W WENDY RD, RUN S 410.57 FT,
W 386.81 FT, N 412.50 FT, E

COLES BERTHA LEE
306 SW COUNTY ROAD 2424
LAKE CITY, FL 32025

2027

28-4S-17-08797-008

BUILDING CHARACTERISTICS

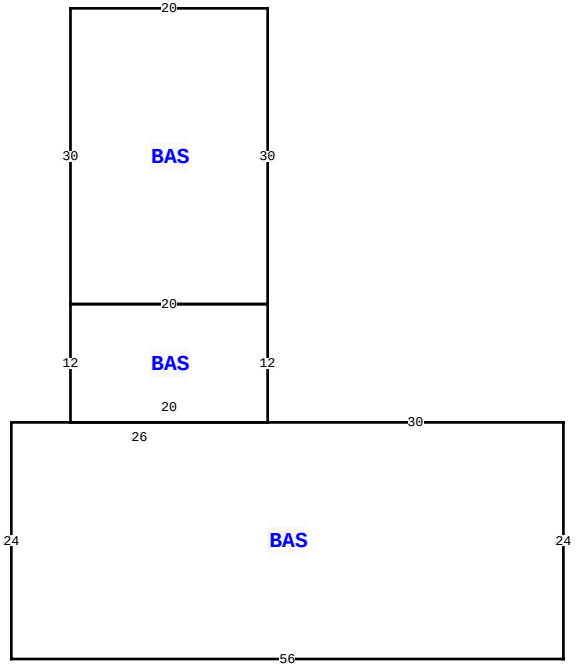
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	240	100		240	6,826
BAS	600	100		600	17,064
BAS	1,344	100		1,344	38,223
TOTALS	2,184			2,184	62,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,184	118.5000	71.10	155,282	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 2184 HX Base Yr



306 SW COUNTY ROAD 242A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	50	2004	2004	3	50	200	
5	0060	CARPORT F	0	100	24	24	576.00	UT	5.00	5.00	50	2004	2004	3	50	1,440	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	750	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,440	
8	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	900	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		62,113
TOTAL MARKET OB/XF VALUE		20,430
TOTAL LAND VALUE - MARKET		43,625
TOTAL MARKET VALUE		126,168
SOH/AGL Deduction		56,837
ASSESSED VALUE		69,331
TOTAL EXEMPTION VALUE	HX HB	44,331
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,168

SALE:2:1: CERTIFICATE OF TITLE

XFOB:1:1: 1992 EAGLE/FLEETWOOD TRIPLE WIDE (ALSO 2

SALE:1:1: 3.49 ACRES

BLDG:1:1: EAGLE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35541	MAINT/ALTR	269	07/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0745/0640	4/26/1991	WD	Q	V		12,000
GRANTOR: FRANK TATE						
GRANTEE: BERTHA LEE COLES						
0736/0771	11/28/1990	CT	U	V	11	0
GRANTOR: WILLIAM J CURTIS						
GRANTEE: FRANK TATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= N12 BAS= N30 W20 S30 E20$ W20 S12 E20$ W26 S24 E56 N24$.

LAND DESCRIPTION

TOTAL OB/XF 20,430

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	3.49	AC		1.00	1.00	1.00	12,500.00	12,500.00	43,625							

REVIEW DATE 06/28/2017 BY DF Total Acres: 3.49 Total Land Value: 43,625 Market: 0 Agricultural: 0 Common: 43,625 PRINTED 11/17/2026 BY SYS