

COMM INTERS OF US-41 & S LINE
 OF SW1/4 OF NE1/4, RUN SE
 ALONG US-41 342.35 FT, W 200

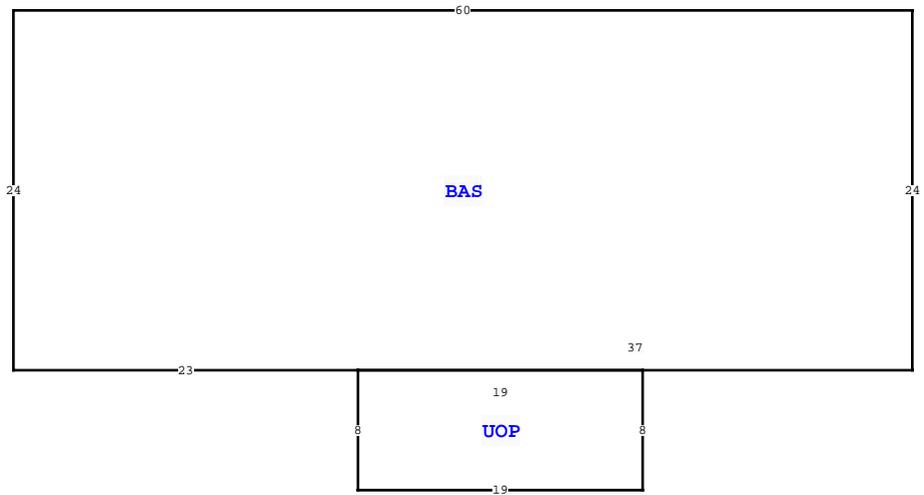
BIAS SHARON
 5962 S US HWY 441
 LAKE CITY, FL 32025

2026

28-4S-17-08810-008


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architctual Units	01	CONV 100 0 100
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
BAS	1,440	100
UOP	152	25
TOTALS	1,592	1,478

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%	- 2011	70.74	104,554	1987	1987	0	0	60.00	40.00
			Heated Area: 1440			HX Base Yr 2011					



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	41,822	
TOTAL MARKET OB/XF VALUE	7,600	
TOTAL LAND VALUE - MARKET	24,700	
TOTAL MARKET VALUE	74,122	
SOH/AGL Deduction	33,147	
ASSESSED VALUE	40,975	
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE	15,975	
TOTAL JUST VALUE	74,122	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	74,122	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26651	M H	584	01/22/2008
11249	M H	125	06/07/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1193/2254	4/23/2010	WD	U	I	40	80,000
GRANTOR: DEAN & DIANE SMITH						
GRANTEE: SHARON BIAS						
1122/0447	6/14/2007	WD	Q	V		39,000
GRANTOR: PC LAND & CATTLE LLC						
GRANTEE: DEAN & DIANE SMITH						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF											
7,600											
5962 S US HIGHWAY 441 , LAKE CITY											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S24 E23 UOP= S8 E19 N8 W19\$ E37 N24\$.											

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		A-1	0.00	0.00	1.30	AC		1.00	1.00	1.00	19,000.00	19,000.00	24,700							