

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

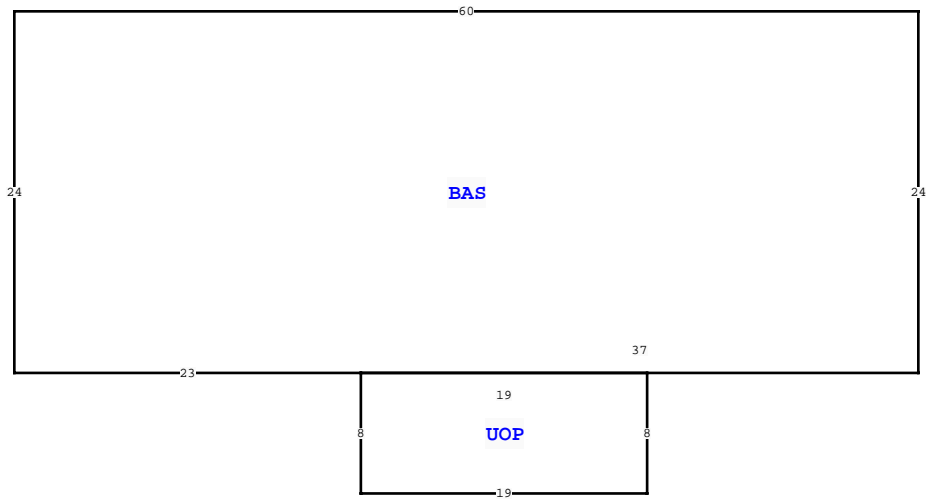
BIAS SHARON
5962 S US HWY 441
LAKE CITY, FL 32025

2026

28-4S-17-08810-008

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	YEAR
BAS	1,440	100	
UOP	152	25	
TOTALS	1,592		1,478 41,822

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		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			41,822
TOTAL MARKET OB/XF VALUE			7,600
TOTAL LAND VALUE - MARKET			23,400
TOTAL MARKET VALUE			72,822
SOH/AGL Deduction			31,847
ASSESSED VALUE			40,975
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			15,975
TOTAL JUST VALUE			72,822
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																
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

BUILDING NOTES			

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

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	1.30	AC		1.00	1.00	1.00	18,000.00	18,000.00	23,400							