COMM NE COR OF NW1/4 OF NE1/4, R
FT, S 52.65 FT TO S R/W CR-242 F
S 167.35 FT, W 189 FT, N TO C-24

MURPHY LAURA KATE
896 SW CR 242-A
LAKE CITY, FL 32025

2027

29-4S-17-08850-001

BUILDING CHARACTERISTICS

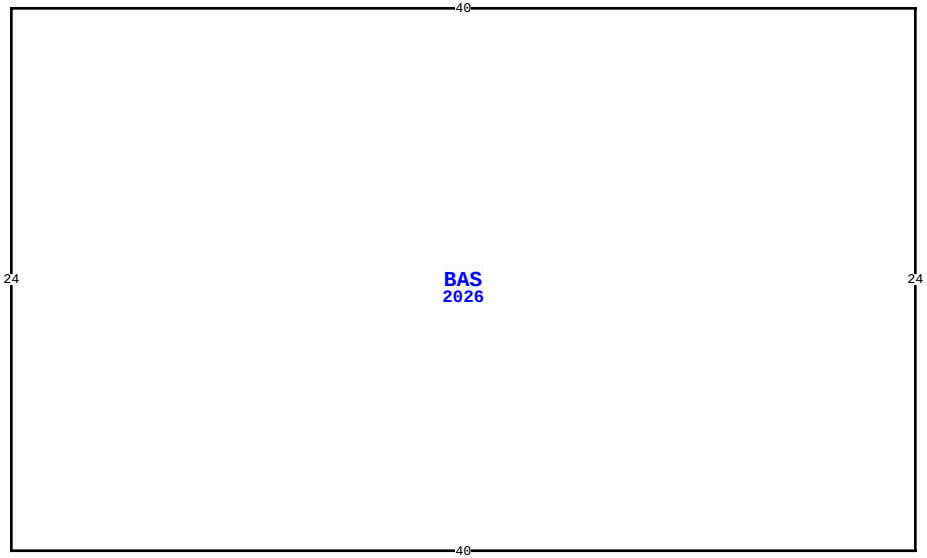
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	29417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2026	960	101,606
TOTALS	960			960	101,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	960	112.5000	108.00	103,680	2025	2025	0	0	0	2.00	98.00

2 MANUF 2 100% - 2026 Heated Area: 960 HX Base Yr



894 SW COUNTY ROAD 242A , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		101,606
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		13,680
TOTAL MARKET VALUE		122,686
SOH/AGL Deduction		27,302
ASSESSED VALUE		95,384
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		43,973
TOTAL JUST VALUE		122,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052315	Mobile Home		02/13/2025
000052168	Right-of-Way Acce		01/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/489	2/22/2023	LE	U	I	14	100

GRANTOR: MURPHY LAURA KATE LAW

GRANTEE: MURPHY ANDREW

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=79,13] W40 S24 E40 N24 $

.

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	2017	2017	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0.76	AC		1.00	1.00	1.00	18,000.00	18,000.00	13,680							

REVIEW DATE 03/27/2025 BY JB Total Acres: 0.76 Total Land Value: 13,680 Market: 0 Agricultural: 0 Common: 13,680 PRINTED 11/17/2026 BY SYS