

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

2026

29-4S-17-08850-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		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
BAS	960	100	2026
TOTALS	960		106,894

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	2	100%	-	2026						
				Heated Area:	960			HX Base Yr			

BAS
2026

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			106,894
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			13,680
TOTAL MARKET VALUE			127,974
SOH/AGL Deduction			31,134
ASSESSED VALUE			96,840
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			45,429
TOTAL JUST VALUE			127,974
NCON VALUE			106,894
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,940

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

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
2	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=79,13] W40 S24 E40 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	DPHT 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							