COMM NW COR (CERTIFIED CORNER #3
FT TO C/L OF CR-18, CONT S 644.8
FT TO SW COR OF SEC ACCORDING TO

NORRIS CHRISTOPHER LEE/GRAHAM DONNA
440 SE GRAHAM CT
LAKE CITY, FL 32025

2027

29-6S-18-10645-005

BUILDING CHARACTERISTICS

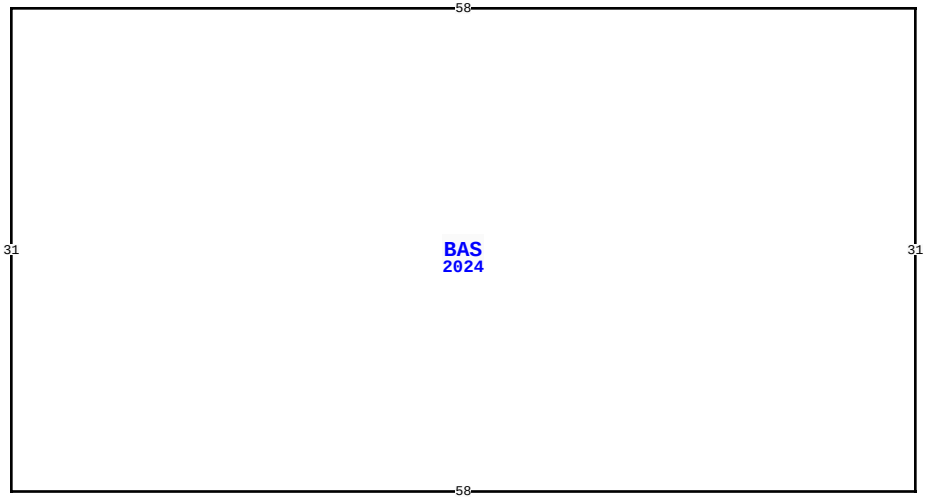
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Interior Floo	03	CONC FINSH 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	19618.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100	2024	1,798	196,834
TOTALS	1,798			1,798	196,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,798	114.0000	112.86	202,922	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 0% - 2024 Heated Area: 1798 HX Base Yr



440 SE GRAHAM CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	196,834
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,180
TOTAL MARKET VALUE	222,014
SOH/AGL Deduction	202,016
ASSESSED VALUE	19,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,998
TOTAL JUST VALUE	222,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1833	12/16/2025	QC	U	V	11	100

GRANTOR: GRAHAM KEVIN

GRANTEE: NORRIS CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=14,20] E58 S31 W58 N31 $

.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.01 Total Land Value: 18,180 Market: 0 Agricultural: 0 Common: 18,180 PRINTED 11/17/2026 BY SYS