LOT 6 PINES OF FALLING CREEK.
WD 1352-1536, WD 1356-54, WD 137

COUCH DONALD SCOTT
241 NW IAN CT
LAKE CITY, FL 32055

2027

30-2S-17-04800-106

BUILDING CHARACTERISTICS

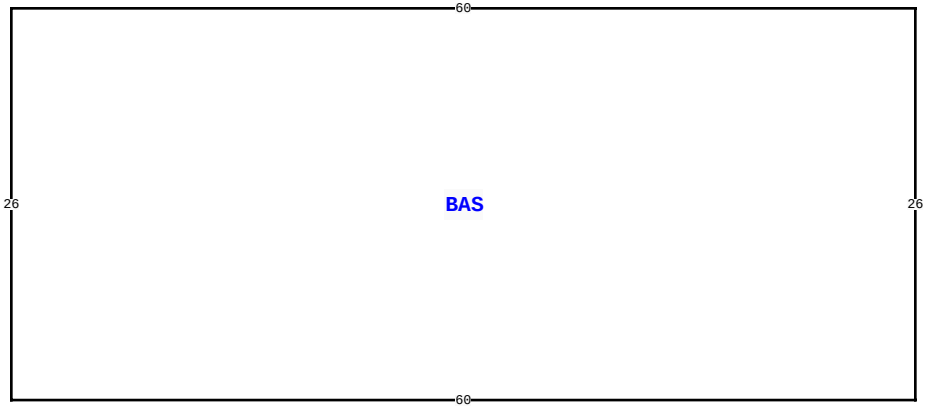
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	30217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	159,472
TOTALS	1,560			1,560	159,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,560	114.5000	109.92	171,475	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2021 Heated Area: 1560 HX Base Yr 2021



241 NW IAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,472
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		186,472
SOH/AGL Deduction		61,511
ASSESSED VALUE		124,961
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,550
TOTAL JUST VALUE		186,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40165	M H	0	07/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/1225	2/07/2019	WD	Q	V	01	15,000
GRANTOR: MINE OF LAKE CITY INC						
GRANTEE: DONALD SCOTT COUCH						
1356/0054	3/15/2018	WD	U	V	11	100
GRANTOR: J C MARSH & SONS INC						
GRANTEE: MINE OF LAKE CITY I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S26 E60 N26$.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	100		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 09/01/2020 BY JB Total Acres: 1.26 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS