

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

2026

30-2S-17-04800-106


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,560	100	
TOTALS	1,560		1,560 161,126

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	2	100% - 2021		173,254	2021	2021	0	0	7.00	93.00													
				Heated Area: 1560			HX Base Yr 2021																	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">60</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">60</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">26</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">26</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			161,126
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			188,126
SOH/AGL Deduction			66,805
ASSESSED VALUE			121,321
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			69,910
TOTAL JUST VALUE			188,126
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,000

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																	
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	9945	Well/Sept	0	100	0	0		1.00	7,000.00	7,000.00	100			3	100	7,000	

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