COMM SE COR OF SW1/4, RUN N 33 D
FOR POB, RUN N 53 DEG E 682.38 F
W 317.83 FT, S 53 DEG W 672.32 F

FENDER WILBURN D/FENDER SYLVIA A
6050 SE COUNTY RD 252
LAKE CITY, FL 32025

**2027**

**30-4S-18-10513-009**

## 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 | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |

MAP NUM | MKT AREA 04

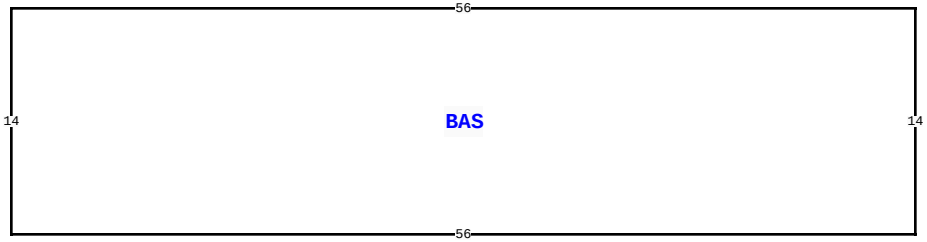
NEIGHBORHOOD/LOC 1418.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 784 | 100 | | 784 | 69,149 |
| TOTALS | 784 | | | 784 | 69,149 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 784 | 112.9000 | 105.00 | 82,320 | 2017 | 2017 | 0 | 0 | 0 | 16.00 | 84.00 |

2 MANUF 1 0% - 2021 Heated Area: 784 HX Base Yr




6050 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/26/2022 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 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 69,149 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 30,720 |
| TOTAL MARKET VALUE | 106,869 |
| SOH/AGL Deduction | 1,171 |
| ASSESSED VALUE | 105,698 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 105,698 |
| TOTAL JUST VALUE | 106,869 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 107,613 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 34615 | M H | 670 | 11/03/2016 |
| 22690 | M H | 0 | 01/12/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1301/0776 | 9/18/2015 | WD | U | I | 37 | 30,000 |
| GRANTOR: ANGELA M DOUGLAS | | | | | | |
| GRANTEE: WILBURN D & SYLVIA | | | | | | |
| 1300/0743 | 7/06/2015 | QC | U | I | 11 | 100 |
| GRANTOR: PHILLIP C DOUGLAS III | | | | | | |
| GRANTEE: ANGELA M DOUGLAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

## 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 | 5.12 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 30,720 | | | | | | | |

REVIEW DATE 12/27/2016 BY JS Total Acres: 5.12 Total Land Value: 30,720 Market: 0 Agricultural: 0 Common: 30,720 PRINTED 11/17/2026 BY SYS