PRCL "1" OF JOSEPHINE ACRES UNR
BEG SE COR OF SEC, W 1334.41 FT
SE1/4 OF SE1/4 N 656.90 FT, E 13

HARLEY ANTHONY B/HARLEY BOBBIE L
284 NW TESTAMENT CT
LAKE CITY, FL 32055

2027

31-2S-17-04807-101

BUILDING CHARACTERISTICS

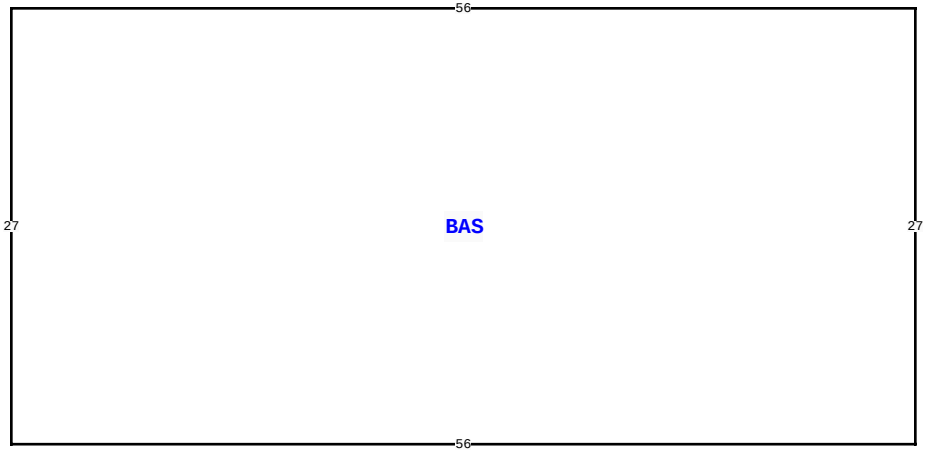
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	31217.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	157,532
TOTALS	1,512			1,512	157,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	116.7000	112.03	169,389	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2021 Heated Area: 1512 HX Base Yr 2021



284 NW TESTAMENT CT, LAKE CITY

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		157,532
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		109,230
TOTAL MARKET VALUE		273,762
SOH/AGL Deduction		134,849
ASSESSED VALUE		138,913
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,502
TOTAL JUST VALUE		273,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40432	M H	0	08/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/2044	7/28/2020	WD	U	V	30	155,000
GRANTOR: CHRIS BULLARD & AUDRE						
GRANTEE: COLUMBIA LAND MAINT						
1390/1586	7/16/2019	AG	U	V	21	70,000
GRANTOR: AUDREY S BULLARD AS T						
GRANTEE: ANTHONY B & BOBBIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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		A-1	0.00	0.00	19.86	AC		1.00	1.00	1.00	5,500.00	5,500.00	109,230							

REVIEW DATE 10/27/2020 BY JB Total Acres: 19.86 Total Land Value: 109,230 Market: 0 Agricultural: 0 Common: 109,230 PRINTED 11/17/2026 BY SYS