PRCL "2" OF JOSEPHINE ACRES UNR
COR OF SEC, W 1334.41 FT TO SW C
SE1/4 N 656.90 FT TO POB, CONT

DUPREE KATHRYN V/DYER TOMMY P
220 NW TESTAMENT CT
LAKE CITY, FL 32055

2027

31-2S-17-04807-102

BUILDING CHARACTERISTICS

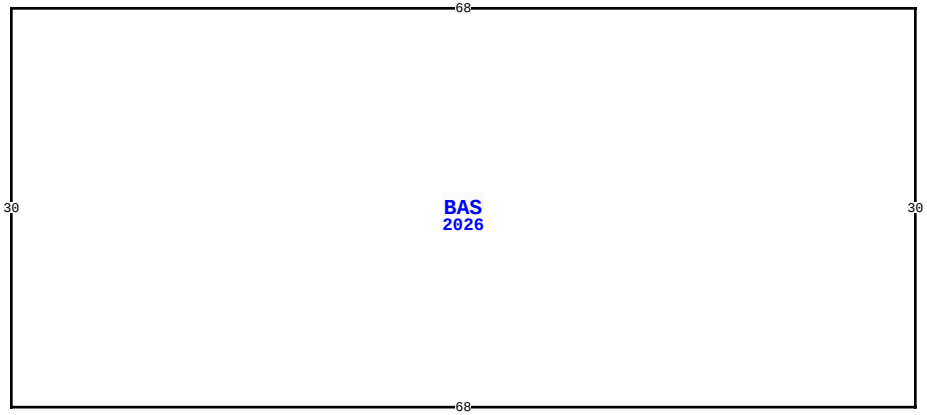
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 03
NEIGHBORHOOD/LOC	31217.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2026	2,040	231,567
TOTALS	2,040			2,040	231,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,040	117.0000	115.83	236,293	2026	2026	0	0	0	2.00	98.00

1 MANUF 3 100% - 2026 Heated Area: 2040 HX Base Yr 2026



220 NW TESTAMENT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2026	2025		100	6,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,567
TOTAL MARKET OB/XF VALUE		18,600
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		330,167
SOH/AGL Deduction		0
ASSESSED VALUE		330,167
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		273,756
TOTAL JUST VALUE		330,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056596	Electrical Servic		09/17/2026
000053580	Mobile Home		07/14/2025
000053563	RV - Recreational		07/11/2025
000052337	Right-of-Way Acce		02/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/285	1/15/2025	WD	U	V	40	130,000
GRANTOR: COLUMBIA LAND MAINTEN						
GRANTEE: DUPREE KATHRYN V						
1416/2041	7/28/2020	WD	U	V	30	185,000
GRANTOR: D & B TIMBER & LAND T						
GRANTEE: COLUMBIA LAND MAINT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,16] E68 S30 W68 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,600

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	10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000							

REVIEW DATE 04/21/2026 BY robin Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/17/2026 BY SYS