COMM SW COR OF NW1/4, E 2905.34
E 210 FT, N 210 FT, W 210 FT, S

GEIGER BOBBY SUE
178 SW BLACKBEAR GLN
LAKE CITY, FL 32024

2027

31-4S-16-03250-004

BUILDING CHARACTERISTICS

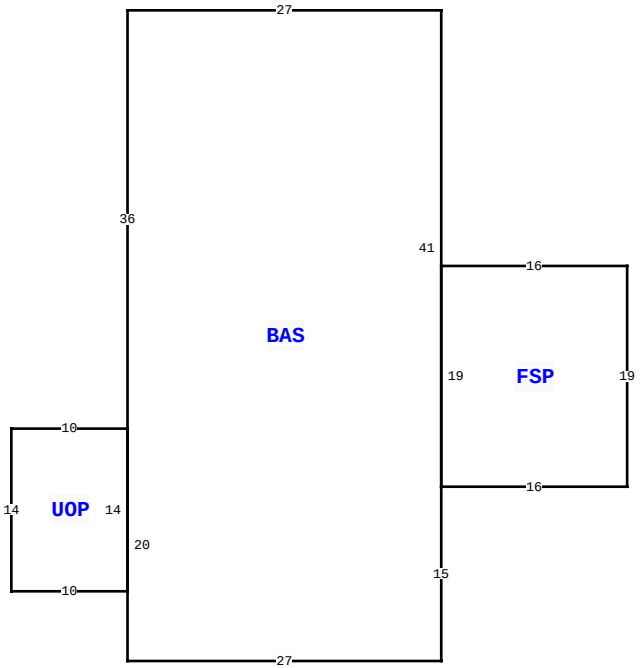
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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 02
NEIGHBORHOOD/LOC	31416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	88,091
FSP	304	40		122	7,108
UOP	140	25		35	2,039
TOTALS	1,956			1,669	97,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,669	113.9000	105.93	176,797	2004	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 1512 HX Base Yr



178 SW BLACKBEAR GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	21	14	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		97,238
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		119,538
SOH/AGL Deduction		53,296
ASSESSED VALUE		66,242
TOTAL EXEMPTION VALUE	HX HB WX SX	66,242
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		119,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,585

XFOB:1:1: MADRID MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21086	M H	125	09/18/2003
14260	PUMP/UTPOL	30	07/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0792/0376	3/30/1994	QC	Q	I	01	0

GRANTOR: TONY D HOUSTON

GRANTEE: BOBBY SUE & JOHN RO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S36 UOP= W10 S14 E10 N14$ S20 E27 N15 FSP= E16 N19 W16 S19$ N41$.

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/23/2019 BY KR Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS