COMM SW COR OF NW1/4, E 3115.34
E 114.25 FT TO W R/W OF SR-247,
280.78 FT, W 300.63 FT, S 210 FT

DAVIS FORREST/DAVIS PHYLLIS M
152 SW BLACKBEAR GLN
LAKE CITY, FL 32024-8401

2026

31-4S-16-03250-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0201 MODULAR HOME

MAP NUM | MKT AREA 02

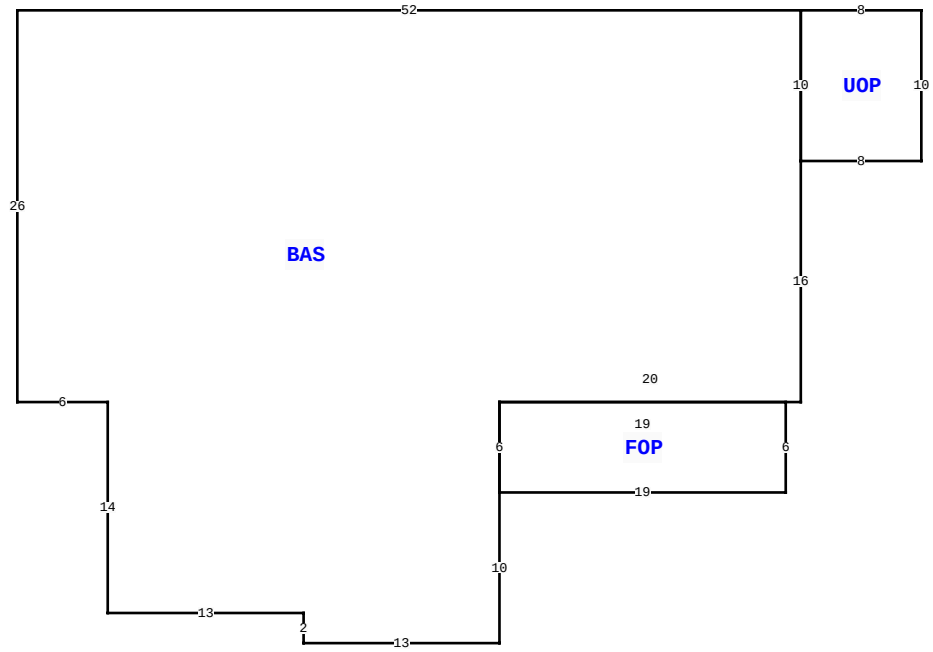
NEIGHBORHOOD/LOC 31416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100		1,742	105,582
FOP	114	30		34	2,061
UOP	80	20		16	970
TOTALS	1,936			1,792	108,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	1,792	116.0000	110.20	197,478	2007	2007	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2016 Heated Area: 1742 HX Base Yr 2016



152 SW BLACKBEAR GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,613
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		126,613
SOH/AGL Deduction		24,847
ASSESSED VALUE		101,766
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,355
TOTAL JUST VALUE		126,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25704	SFR	275	04/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/2652	11/19/2015	WD	Q	I	01	105,000
GRANTOR: DONNA M AUTRY						
GRANTEE: FORREST C & PHYLLIS						
1290/2626	9/29/2010	QC	U	I	11	100
GRANTOR: THOMAS E & SARAH L MO						
GRANTEE: DONNA M AUTRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E6 S14 E13 S2 E13 N10 FOP= E19 N6 W19 S6$ N6 E20 N16 UOP= E8 N10 W8 S10$ N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0201	C	MOD HOME	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 05/08/2026 BY SYS