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

**2027**

**31-4S-16-03250-005**

## 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 |

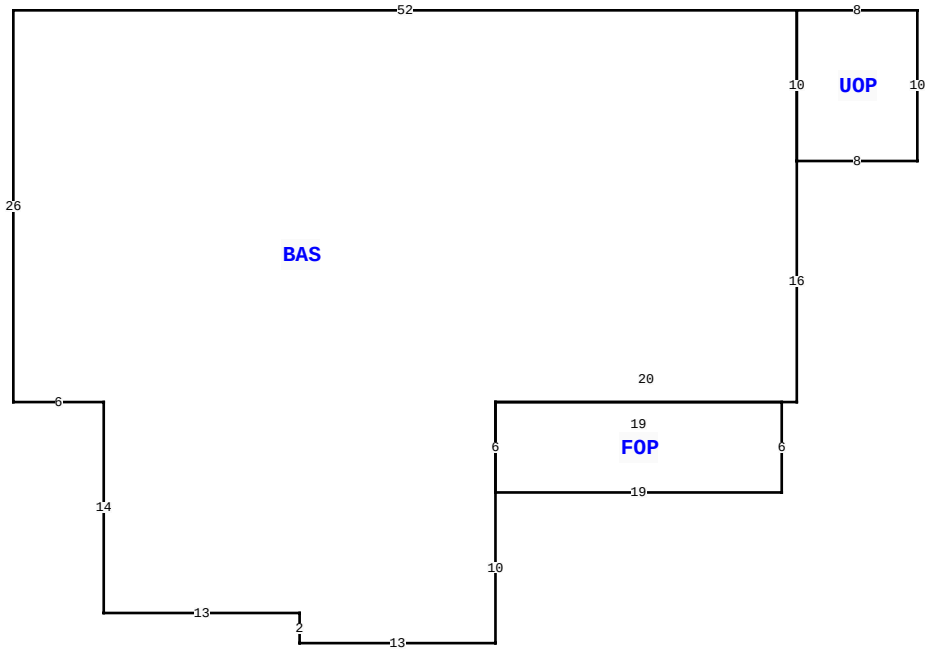
DOR CODE: 0201 MODULAR HOME
MAP NUM:
MKT AREA: 02
NEIGHBORHOOD/LOC: 31416.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,742 | 100 | | 1,742 | 104,471 |
| FOP | 114 | 30 | | 34 | 2,039 |
| UOP | 80 | 20 | | 16 | 960 |
| TOTALS | 1,936 | | | 1,792 | 107,470 |

## 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 | 109.04 | 195,400 | 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 | 05/08/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 107,470 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 18,000 |
| TOTAL MARKET VALUE | | 125,470 |
| SOH/AGL Deduction | | 20,651 |
| ASSESSED VALUE | | 104,819 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 53,408 |
| TOTAL JUST VALUE | | 125,470 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 125,470 |

| 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$.

## 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 11/17/2026 BY SYS