LOT 8 VELLEE S/D.

967-1837, WD 982-1092, DC 1266-3

CASSY ROSENIE/LISIUS JUNIOR
8100 SW STATE ROAD 247
LAKE CITY, FL 32024

2027

31-4S-16-03252-108

BUILDING CHARACTERISTICS

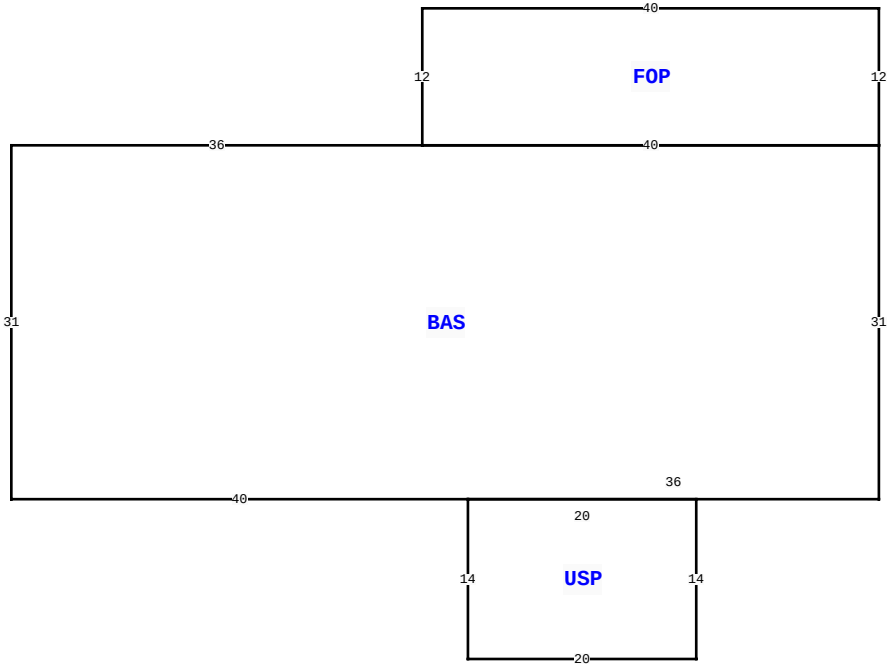
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	31416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	98,896
FOP	480	35		168	7,052
USP	280	35		98	4,113
TOTALS	3,116			2,622	110,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0200	02	2,622	116.6000	93.28	244,580	2001	2001	0	0	10	45.00	45.00

1 MANUF 1 100% - 2025 Heated Area: 2356 HX Base Yr 2025



8100 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		110,061
TOTAL MARKET OB/XF VALUE		8,780
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		183,841
SOH/AGL Deduction		0
ASSESSED VALUE		183,841
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,430
TOTAL JUST VALUE		183,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,222

LAND:1:1: 5.03 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050115	Roof Replacement	12,300	06/14/2024
19930	M H	125	09/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/956	12/23/2024	WD	Q	I	01	245,000
GRANTOR: CREEL JANET						
GRANTEE: CASSY ROSENIE						
1515/992	5/22/2024	WD	U	I	37	100,000
GRANTOR: WALKER LENDA D						
GRANTEE: CREEL JANET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S31 E40 USP= S14 E20 N14 W20$ E36 N31 FOP= N12 W40 S12 E40$ W40$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	60	2006	2006	3	60	1,080	

LAND DESCRIPTION

TOTAL OB/XF 8,780

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	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 02/06/2025 BY TP Total Acres: 5.02 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS