OAK HAMMOCK S/D LOT 5.

WD 1449-1125, WD 1524-2582,

CLARK SHERRIE LYNN/STONE DEBORAH ANN
1304 SW WESTER DR
LAKE CITY, FL 32024

2027

31-4S-17-08921-105

BUILDING CHARACTERISTICS

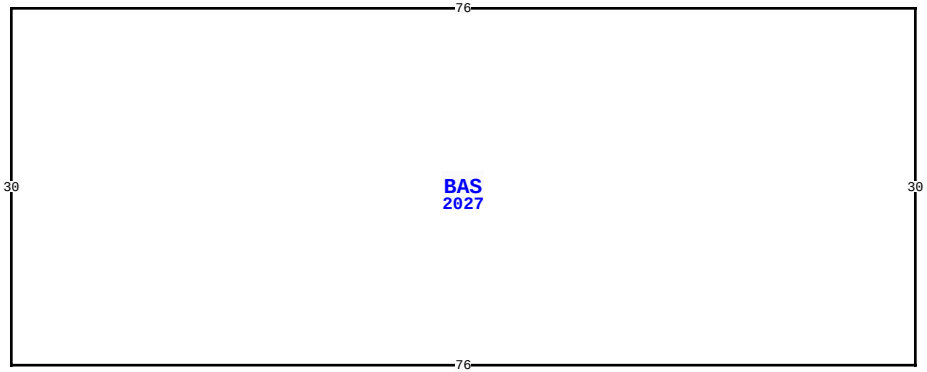
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 01
NEIGHBORHOOD/LOC	31417.01	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2027	2,280	242,387
TOTALS	2,280			2,280	242,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,280	113.0000	108.48	247,334	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 100% - 2027 Heated Area: 2280 HX Base Yr 2027



1304 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
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
1	0296	SHED METAL	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2023	2022		100	6,500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	200.00	200.00	100	2027	2026		100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	5,184.00	5,184.00	100	2027	2026		100	5,184	
5	0100	ELEV.PASS	0	100	0	0	1.00	UT	9,100.00	9,100.00	100	2027	2026		100	9,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		242,387
TOTAL MARKET OB/XF VALUE		27,984
TOTAL LAND VALUE - MARKET		64,000
TOTAL MARKET VALUE		334,371
SOH/AGL Deduction		0
ASSESSED VALUE		334,371
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		282,960
TOTAL JUST VALUE		334,371
NCON VALUE		256,871
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055380	Mobile Home		03/30/2026
000055248	Right-of-Way Acce		03/17/2026
000044084	Electrical Servic	0	04/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/2582	9/27/2024	WD	U	I	34	61,600
GRANTOR: CLARK TONI MARIE						
GRANTEE: CLARK SHERRIE LYNN						
1449/1125	10/07/2021	WD	Q	V	01	75,000
GRANTOR: SUWANNEE HOLDINGS LLC						
GRANTEE: CLARK TONI MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=19,11] E76 S30 W76 N30 $

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LAND DESCRIPTION

TOTAL OB/XF 27,984

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	64,000.00	64,000.00	64,000							

REVIEW DATE 05/11/2026 BY kellen Total Acres: 5.03 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 11/17/2026 BY SYS