

COMM NE COR OF SE1/4, RUN W 2690
S 1201.49 FT TO N R/W EBENEZER R
R/W 670 FT FOR POB, CONT W 670.2

FRASER MOTT H/FRASER PATRICIA M
1887 SW HIGH FALLS RD
LAKE CITY, FL 32025

2026

31-4S-18-10519-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Units		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	
TOTALS	1,560		1,560 153,391

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	2	100% - 0																					
				Heated Area: 1560				HX Base Yr																
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; display: flex; align-items: center; justify-content: center;"> BAS </div> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/11/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	04/11/2025	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			153,391	
TOTAL MARKET OB/XF VALUE			7,300	
TOTAL LAND VALUE - MARKET			49,196	
TOTAL MARKET VALUE			209,887	
SOH/AGL Deduction			65,283	
ASSESSED VALUE			144,604	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			93,193	
TOTAL JUST VALUE			209,887	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			216,570	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39084	M H	0	12/27/2019
6943	M H	60	03/12/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0682/0526	4/21/1989	WD	Q	V		15,000
GRANTOR: NORMAN LEONADRD ETAL						
GRANTEE: FRASER MOTT &						
0682/0525	4/21/1989	WD	Q	V		15,000
GRANTOR: DICKS LENVIL						
GRANTEE: NORMAN LEONARD ETAL						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0294	SHED WOOD/	0	100	12	12	1.00	UT	500.00	50	0	0
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2015	2015
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		

TOTAL OB/XF													7,300				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT					
1	0200	C	MBL HM	100		00	0.00	0.00	10.04	AC		1.00					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S26 E60 N26\$.												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	10.04	AC		1.00	1.00	0.70	7,000.00	4,900.00	49,196							