LOT 4 PINE HAVEN S/D.

803-1574, 896-1819, 924-2456, CD

PARTIN JOHN L
343 SW GRAPE ST
LAKE CITY, FL 32024

2027

31-5S-16-03744-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

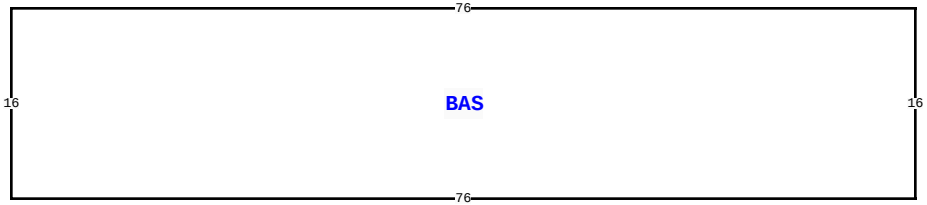
NEIGHBORHOOD/LOC 31516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	70,224
TOTALS	1,216			1,216	70,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	112.9000	105.00	127,680	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 2007 Heated Area: 1216 HX Base Yr 2007



343 SW GRAPE ST, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 MLU
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	0030	BARN,MT	0	0	25	30	750.00	UT	15.00	15.00	100	2008	2008	3	100	11,250	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,224
TOTAL MARKET OB/XF VALUE	18,650
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	153,874
SOH/AGL Deduction	70,221
ASSESSED VALUE	83,653
TOTAL EXEMPTION VALUE	HX HB 47,403
BASE TAXABLE VALUE	36,250
TOTAL JUST VALUE	153,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23971	M H	457	12/16/2005
15970	M H	125	08/30/1999
15037	M H	125	02/04/1999
12799	M H	125	07/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1415/2445	6/22/2020	QC	U	I	30	100
GRANTOR: MARIA R PARTIN						
GRANTEE: JOHN L PARTIN						
1059/1762	9/23/2005	WD	U	V	09	77,500
GRANTOR: MARTIN						
GRANTEE: JOHN L & MARIA R PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 18,650

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 03/30/2026 BY AJ Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS