LOT 9 PINE HAVEN S/D.

803-1574, CD 849-1896, 964 1478,

BRADLEY WILLIAM ARTHUR
PO BOX 31
FORT WHITE, FL 32038

2026

31-5S-16-03744-109

BUILDING CHARACTERISTICS

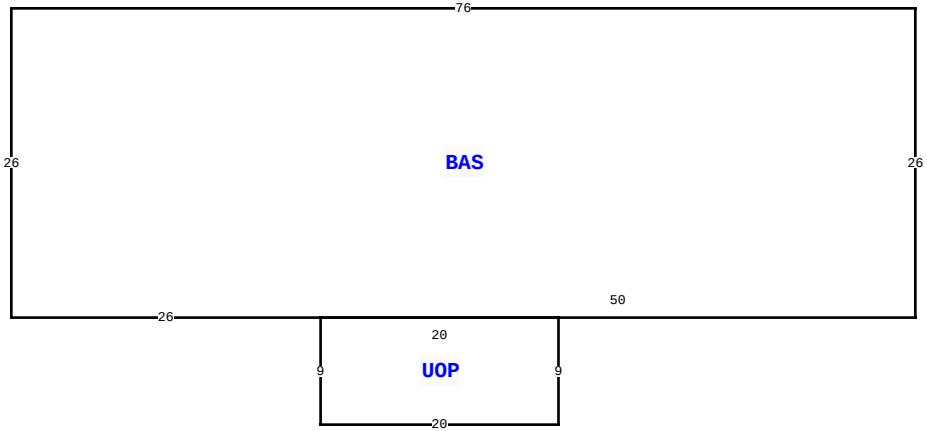
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,976	100		1,976	181,950
UOP	180	25		45	4,143
TOTALS	2,156			2,021	186,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,021	113.9000	107.07	216,388	2018	2018	0	0	0	14.00	86.00

2 MANUF 1 100% - 2020 Heated Area: 1976 HX Base Yr 2020



635 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	186,094
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	258,894
SOH/AGL Deduction	115,042
ASSESSED VALUE	143,852
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	92,441
TOTAL JUST VALUE	258,894
NCON VALUE	800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043498	Solar Power Syste	78,000	01/10/2022
36996	M H	479	07/19/2018
18783	M H	125	10/01/2001
14520	M H	125	09/15/1998
12598	M H	125	06/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/2083	6/29/2018	WD	Q	V	03	38,000
GRANTOR: CRAIG EBERT						
GRANTEE: WILLIAM ARTHUR BRAD						
1213/1628	4/20/2011	WD	Q	V	01	25,000
GRANTOR: MARVIN & VALERIE MCCA						
GRANTEE: CRAIG EBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S26 E26 UOP= S9 E20 N9 W20$ E50 N26$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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 JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/10/2026 BY SYS