LOT 11 PINE HAVEN S/D.

803-1574, 871-765, CT 1540-324,

BASSAIL ORELBIS SOSA
769 SW GRAPE ST
LAKE CITY, FL 32024

2027

31-5S-16-03744-111

BUILDING CHARACTERISTICS

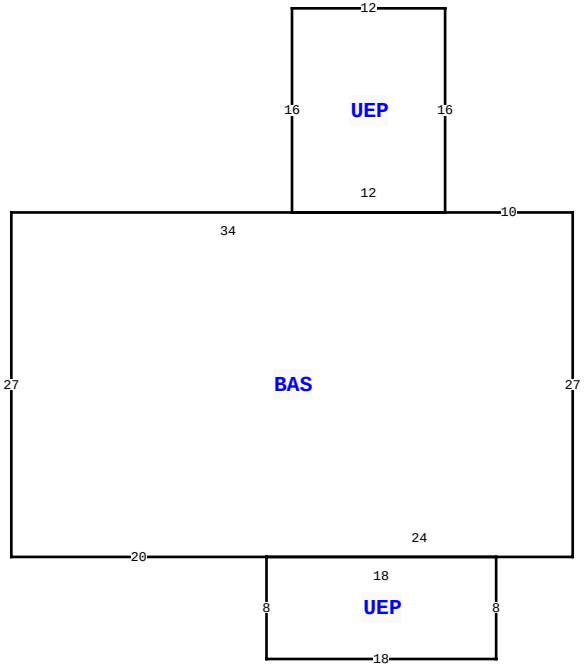
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,188	100		1,188	25,114
UEP	144	70		101	2,135
UEP	192	70		134	2,833
TOTALS	1,524			1,423	30,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,423	88.0840	52.85	75,206	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1188 HX Base Yr



769 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	200.00	UT	7.50	7.50	75	2008	2008	3	75	1,125	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	150	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
9	0040	BARN,POLE	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	30,082
TOTAL MARKET OB/XF VALUE	18,775
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	113,857
SOH/AGL Deduction	0
ASSESSED VALUE	113,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,857
TOTAL JUST VALUE	113,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,857

PRMT:1:1: JOHNSON LOT 11

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054787	Electrical Servic		01/07/2026
36243	PUMP/UTPOL	50	01/25/2018
26092	M H	320	08/03/2007
16783	M H	125	03/23/2000
12245	M H	125	03/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/983	8/22/2025	WD	U	I	12	104,900
GRANTOR: METROPOLITAN LIFE INS						
GRANTEE: BASSAIL ORELBIS SOS						
1546/1524	8/06/2025	QC	U	I	11	100
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: METROPOLITAN LIFE I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UEP= N16 W12 S16 E12$ W34 S27 E20 UEP= S8 E18 N8 W18$ E24 N27$.

LAND DESCRIPTION

TOTAL OB/XF 18,775

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	0		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 11/17/2026 BY SYS