

LOT 11 PINE HAVEN S/D.
803-1574, 871-765, CT 1540-324,

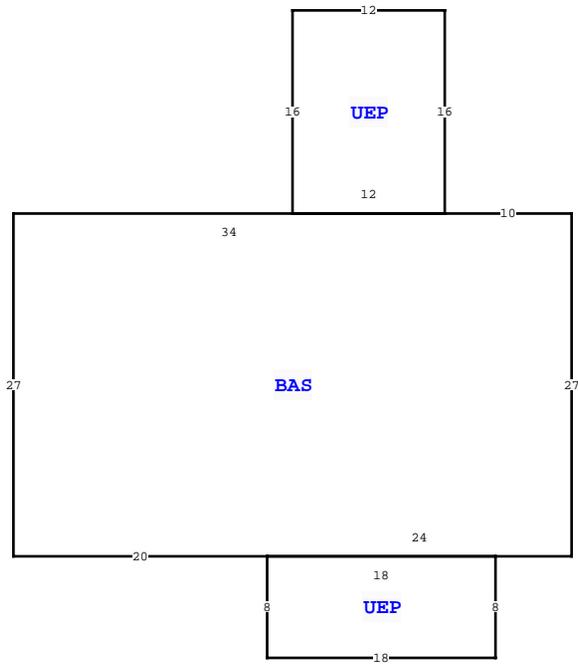
BASSAIL ORELBIS SOSA
769 SW GRAPE ST
LAKE CITY, FL 32024

2026

31-5S-16-03744-111
VALUATION SUMMARY

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
Architectural	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
BAS	1,188	100	
UEP	144	70	
UEP	192	70	
TOTALS	1,524		

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	86.5640	51.94	73,911	1995	1995	0	0	60.00	40.00		
1 MOBILE HME 0% - 2026 Heated Area: 1188 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			29,564
TOTAL MARKET OB/XF VALUE			17,275
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			101,839
SOH/AGL Deduction			0
ASSESSED VALUE			101,839
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			101,839
TOTAL JUST VALUE			101,839
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,174

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

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

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	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	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	200.00	UT	7.50	7.50	75	2008	2008	3	75	1,125	
5	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	150	
7	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
8	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	55,000.00	55,000.00	55,000							