(AKA LOT 3 PINE HILL UNREC):
COMM NE COR, RUN W 685.72 FT, S
DEG W 811.94 FT FOR POB, RUN N 7

BROWN WILLIAM OTHEL/MILLIGAN KATHERINE JEAN
1174 SW GRAPE ST
LAKE CITY, FL 32024

2027

31-5S-16-03744-203

BUILDING CHARACTERISTICS

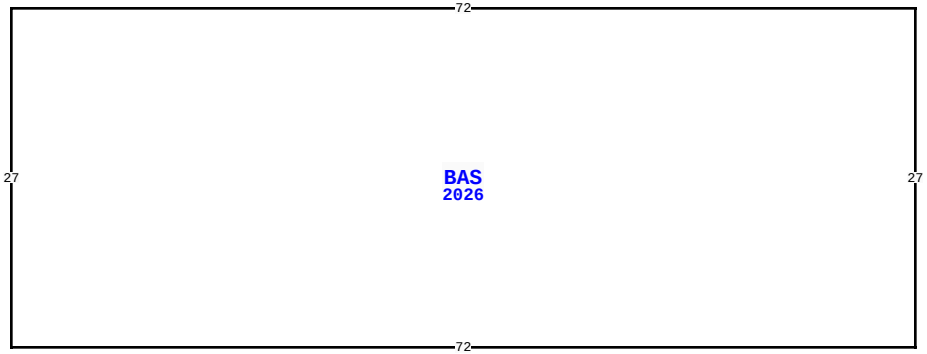
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	31516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2026	1,944	207,582
TOTALS	1,944			1,944	207,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,944	113.5000	108.96	211,818	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 100% - 2026 Heated Area: 1944 HX Base Yr 2026



1174 SW GRAPE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0070	CARPORT UF	0	100	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		207,582
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		117,040
TOTAL MARKET VALUE		333,122
SOH/AGL Deduction		0
ASSESSED VALUE		333,122
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		281,711
TOTAL JUST VALUE		333,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056119	Generator		07/20/2026
000054075	Mobile Home		09/17/2025
39787	ELECTRICAL	0	06/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/705	7/30/2025	QC	U	I	11	86,700
GRANTOR: BROWN WILLIAM OTHEL						
GRANTEE: BROWN WILLIAM OTHEL						
1525/2327	10/18/2024	WD	Q	I	01	145,000
GRANTOR: ZAVALA ERIK S AKA ERI						
GRANTEE: BROWN WILLIAM OTHEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=13,12] E72 S27 W72 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	10.64	AC		1.00	1.00	1.00	11,000.00	11,000.00	117,040							

REVIEW DATE 03/30/2026 BY AJ Total Acres: 10.64 Total Land Value: 117,040 Market: 0 Agricultural: 0 Common: 117,040 PRINTED 11/17/2026 BY SYS