PART OF LOT 16 PINE ACRES UNR
(AKA LOT 16B PINE ACRES UNR):
COMM SW COR OF SE1/4, E 248.36

DEAS BULLARD PROPERTIES, LLP
672 EAST DUVAL ST
LAKE CITY, FL 32055

2027

31-5S-16-03744-316

BUILDING CHARACTERISTICS

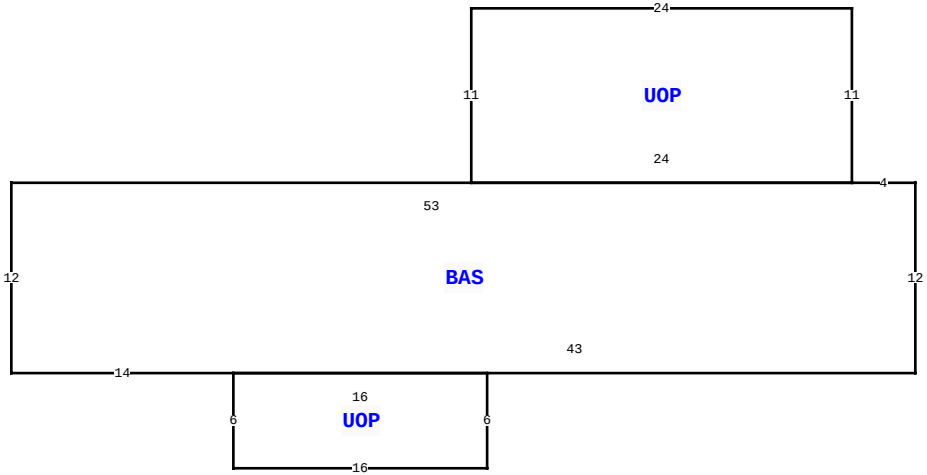
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100		684	16,892
UOP	96	25		24	593
UOP	264	25		66	1,630
TOTALS	1,044			774	19,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	774	102.9000	61.74	47,787	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 684 HX Base Yr



758 SW CANTALOUPE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,115
TOTAL MARKET OB/XF VALUE	21,516
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	105,631
SOH/AGL Deduction	14,072
ASSESSED VALUE	91,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,559
TOTAL JUST VALUE	105,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,631

PRCL:0:6: THE INTENT. SEE SCANNED DOCS.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15703	M H	125	06/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/2354	5/11/2016	QC	U	V	11	100
GRANTOR: SHIRLEY BENNETT						
GRANTEE: DEAS-BULLARD PROPER						
1314/2352	5/11/2016	AG	U	V	21	100
GRANTOR: SHIRLEY BENNETT						
GRANTEE: DEAS-BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N11 W24 S11 E24$ W53 S12 E14 UOP= S6 E16 N6 W16$ E43 N12$.

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	0040	BARN,POLE	0	0	16	17	272.00	UT	3.00	3.00	100	2008	2008	3	100	816	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	5,900.00	5,900.00	100	2026	2025		100	5,900	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	7,800.00	7,800.00	100	2026	2025		100	7,800	

LAND DESCRIPTION

TOTAL OB/XF 21,516

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 03/24/2026 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS