PARCEL 3 YOUNG ACRES S/D UNREC.
COMM NE COR OF SE1/4 OF NW1/4, R
FT FOR POB, RUN S 1322.64 FT, W

GUSTAFSON ELIZABETH ANN/GUSTAFSON ANN MARIE
431 SW REGIMENT PL
LAKE CITY, FL 32024

2027

31-5S-17-09467-103

BUILDING CHARACTERISTICS

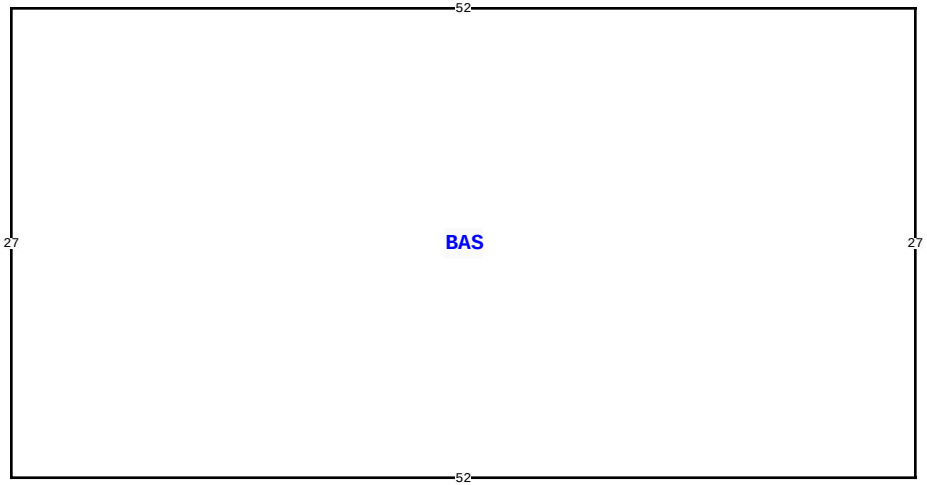
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	125,535
TOTALS	1,404			1,404	125,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,404	117.9000	113.18	158,905	1998	2015	0	0	0	21.00	79.00

2 MANUF 2 0% - 2022 Heated Area: 1404 HX Base Yr



431 SW REGIMENT PL, 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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0294	SHED WOOD/	0	0	20	30	600.00	UT	15.00	15.00	100	2017	2017	3	100	9,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	0	10	30	300.00	UT	1.50	1.50	100	2017	2017	3	100	450	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	125,535
TOTAL MARKET OB/XF VALUE	16,950
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	252,595
SOH/AGL Deduction	0
ASSESSED VALUE	252,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,595
TOTAL JUST VALUE	252,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,903

SALE:3:1: PARCEL #3 YOUNG ACRES
XFOB:1:1: ALL AMERICAN/HERI MH
SALE:1:1: WELL & SEPTIC
BLDG:1:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16534	M H	125	01/26/2000
10218	M H	125	09/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/483	11/30/2021	WD	Q	I	01	200,000
GRANTOR: ALDERSON WILLIAM F						
GRANTEE: GUSTAFSON ELIZABETH						
1288/2201	2/03/2015	WD	U	I	11	100
GRANTOR: WILLIAM F ALDERSON						
GRANTEE: WILLIAM F ALDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 16,950

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	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							

REVIEW DATE 12/16/2021 BY CP Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS