COMM NE COR OF S1/2 OF NW1/4 OF
27.09 FT, S 10 FT FOR POB, CONT
591.98 FT, N 318.44 FT, E APPROX

BOSS BUCK INVESTMENTS, LLC
152 NW ERNEST GLN
WHITE SPRINGS, FL 32096

2027

33-1S-17-04640-002

BUILDING CHARACTERISTICS

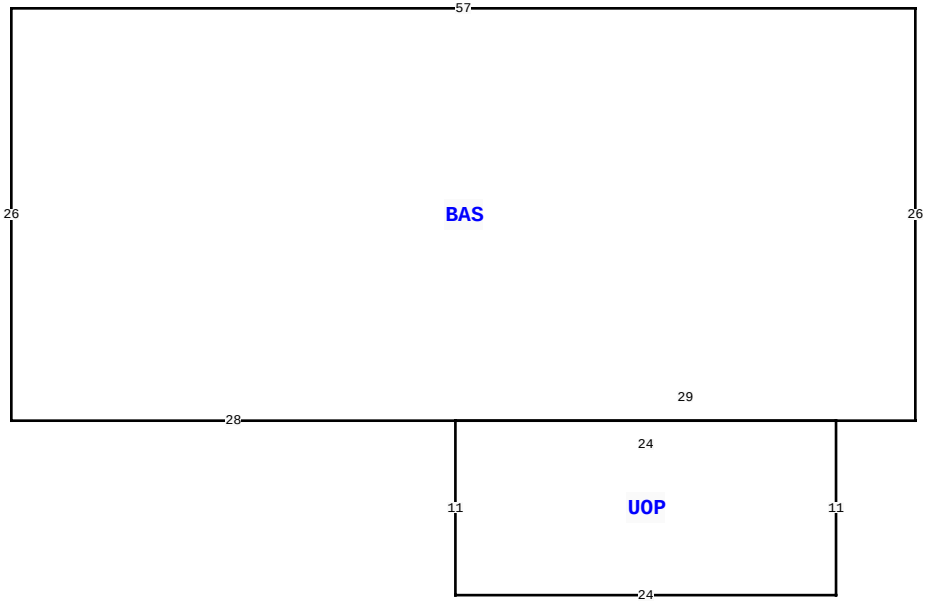
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100		1,482	30,719
UOP	264	25		66	1,368
TOTALS	1,746			1,548	32,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,548	86.3685	51.82	80,217	1969	1969	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1482 HX Base Yr



871 NE CEMETERY LOOP, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	0	9	14	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,087
TOTAL MARKET OB/XF VALUE	9,950
TOTAL LAND VALUE - MARKET	38,610
TOTAL MARKET VALUE	80,647
SOH/AGL Deduction	0
ASSESSED VALUE	80,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,647
TOTAL JUST VALUE	80,647
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,647

XFOB:1:1: WINSTON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1892	6/30/2022	QC	U	I	11	0
GRANTOR: HALL TIMOTHY J						
GRANTEE: BOSS BUCK INVESTMEN						
1407/1537	3/09/2020	WD	U	I	37	25,000
GRANTOR: JAMES M ALBRITTON SR						
GRANTEE: TIMOTHY J & SHANNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S26 E28 UOP= S11 E24 N11 W24$ E29 N26$.

LAND DESCRIPTION

TOTAL OB/XF 9,950

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	4.29	AC		1.00	1.00	1.00	9,000.00	9,000.00	38,610							

REVIEW DATE 08/26/2026 BY JB Total Acres: 4.29 Total Land Value: 38,610 Market: 0 Agricultural: 0 Common: 38,610 PRINTED 11/17/2026 BY SYS