

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

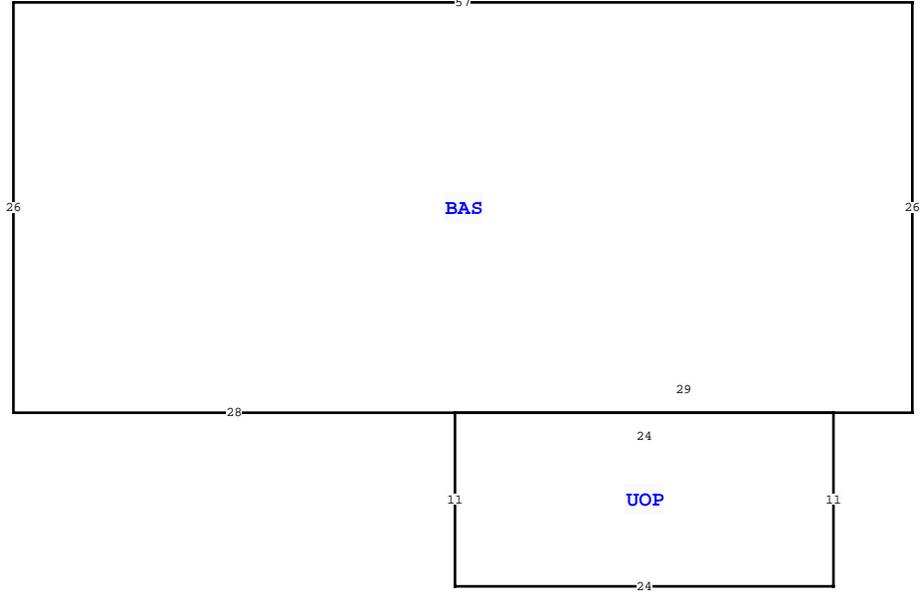
2026

33-1S-17-04640-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	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
BAS	1,482	100	
UOP	264	25	
TOTALS	1,746		

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	60.00	40.00
1 MOBILE HME 0% - 2023 Heated Area: 1482 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	32,087		
TOTAL MARKET OB/XF VALUE	9,950		
TOTAL LAND VALUE - MARKET	30,030		
TOTAL MARKET VALUE	72,067		
SOH/AGL Deduction	0		
ASSESSED VALUE	72,067		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	72,067		
TOTAL JUST VALUE	72,067		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	72,067		
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	9	14	1.00	UT	0.00	0.00	100
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
						04/15/2025	MLU						

BUILDING NOTES											
871 NE CEMETERY LOOP, LAKE CITY											

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		A-1	0.00	0.00	4.29	AC	