THE N 192.69 FT OF S 1144.06
FT OF SW1/4 OF NW1/4.

GRAHAM LATASHA T
196 NW PROCTOR GLN
LAKE CITY, FL 32055-7622

2027

33-2S-16-01816-011

BUILDING CHARACTERISTICS

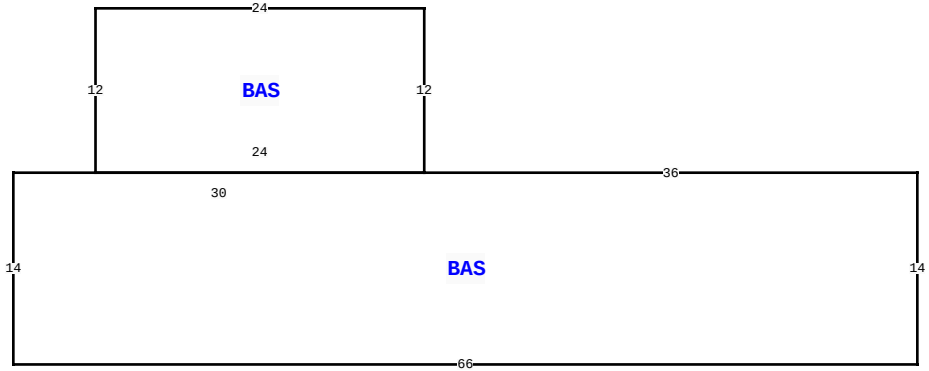
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	6,370
BAS	924	100		924	20,439
TOTALS	1,212			1,212	26,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,212	92.1600	55.30	67,024	1983	1983	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2019 Heated Area: 1212 HX Base Yr 2019



196 NW PROCTOR GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,810
TOTAL MARKET OB/XF VALUE		13,700
TOTAL LAND VALUE - MARKET		52,470
TOTAL MARKET VALUE		92,980
SOH/AGL Deduction		45,420
ASSESSED VALUE		47,560
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,560
TOTAL JUST VALUE		92,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,980

XFOB:3:1: ATTACHED TO 1979 FLEETWOOD MH

XFOB:2:1: ATTACHED TO 1972 FLEETWOOD

SALE:2:1: 5.83 ACRES.

BLDG:1:1: FLEET MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37217	PUMP/UTPOL	0	09/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/2768	3/16/2018	WD	Q	V	03	21,900
GRANTOR: DAVID IRELAND & ANN M						
GRANTEE: LATASHA T GRAHAM						
1160/0028	10/06/2008	TD	Q	I	01	10,200
GRANTOR: CLERK OF COURT						
GRANTEE: DAVID IRELAND & ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 BAS= N12 W24 S12 E24$ W30 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 13,700

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		00	0.00	0.00	2.92	AC		1.00	1.00	1.00	9,000.00	9,000.00	26,280							
2	0000	C	VAC RES	100		00	0.00	0.00	2.91	AC		1.00	1.00	1.00	9,000.00	9,000.00	26,190							

REVIEW DATE 04/11/2018 BY KR Total Acres: 5.83 Total Land Value: 52,470 Market: 0 Agricultural: 0 Common: 52,470 PRINTED 11/17/2026 BY SYS