

COMM NE COR OF SE1/4 OF SE1/4, R
S 231.56 FT FOR POB, CONT S 205
N 205 FT, E 155 FT TO POB.

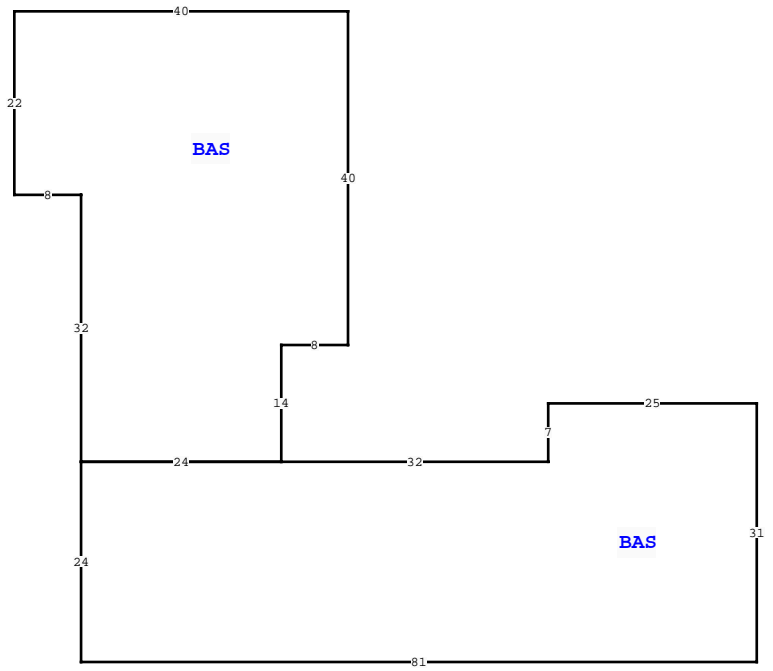
MCCOOK DEBORAH B/MCCOOK DAVIDA T
227 NW QUEEN RD
LAKE CITY, FL 32055

2026

33-2S-16-01831-002
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL SID	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		
Architectural	01	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	01	01			
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	1,792	100		1,792	36,743
BAS	2,119	100		2,119	43,448
TOTALS	3,911			3,911	80,191

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2015		Heated Area: 3911					HX Base Yr 2015	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			80,191
TOTAL MARKET OB/XF VALUE			2,843
TOTAL LAND VALUE - MARKET			8,880
TOTAL MARKET VALUE			91,914
SOH/AGL Deduction			49,783
ASSESSED VALUE			42,131
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			17,131
TOTAL JUST VALUE			91,914
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046713	Roof Replacement	8,400	03/09/2023
000044075	Roof Replacement	5,600	04/01/2022
15532	M H	125	05/18/1999
15098	RELOCATE	40	02/18/1999
9342	REMODEL	0	02/09/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1171/1669	2/12/2009	WD	U	I	11	100

GRANTOR: NATHAN & MARY A CARTE
GRANTEE: DEBORAH B & DAVIDA
0873/1394 1/25/1999 WD Q V 01 0
GRANTOR: N CARTER
GRANTEE: NATHAN & MARY A CAR

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	0166	CONC, PAVMT	0	100	0	0	695.00	UT	1.50	1.50	100	2000	2000	3	100	1,043	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2008	2008	3	100	1,800	

TOTAL OB/XF										2,843	
227 NW QUEEN RD, LAKE CITY										05/07/2026	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W25 S7 W32 BAS= N14 E8 N40 W40 S22 E8 S32 E24\$ W24 S24 E81 N31\$.									

LAND DESCRIPTION										TOTAL OB/XF										2,843				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	0.74	AC		1.00	1.00	1.00	12,000.00	12,000.00	8,880							