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

2027

33-2S-16-01831-002

BUILDING CHARACTERISTICS

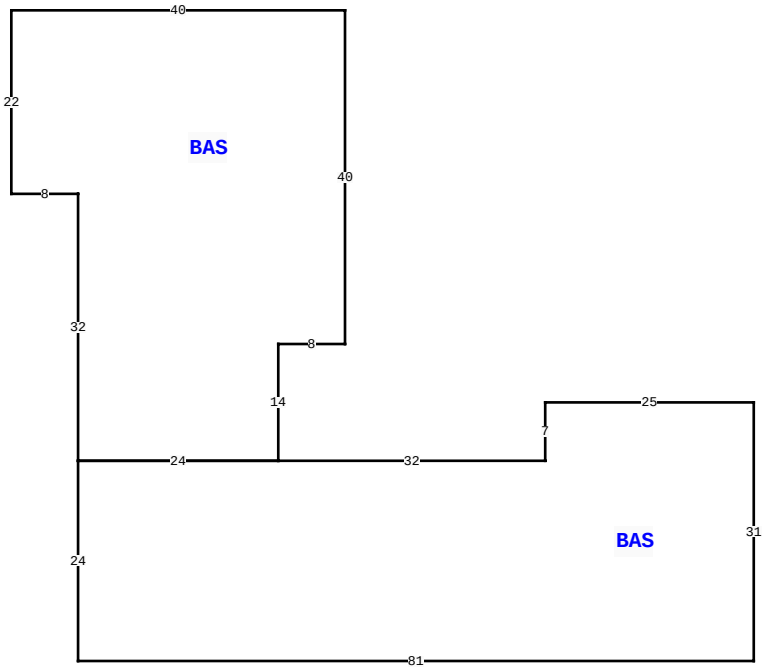
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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
0800	02	3,911	85.4250	51.26	200,478	1979	1979	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2015 Heated Area: 3911 HX Base Yr 2015



227 NW QUEEN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

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	48,519
ASSESSED VALUE	43,395
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	18,395
TOTAL JUST VALUE	91,914
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,914

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						

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

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		A-1	0.00	0.00	0.74	AC		1.00	1.00	1.00	12,000.00	12,000.00	8,880							

REVIEW DATE 04/12/2023 BY jerry Total Acres: 0.74 Total Land Value: 8,880 Market: 0 Agricultural: 0 Common: 8,880 PRINTED 11/17/2026 BY SYS