LOTS 10 & 11 EX W 5 FT BLOCK 7 M
HEIGHTS S/D.

GUY SHELLE MAURINE/RYAN JAMES
331 NORTH BLOULEVARD WEST 21
MACCLENNY, FL 32063

2027

33-3S-17-06423-010

BUILDING CHARACTERISTICS

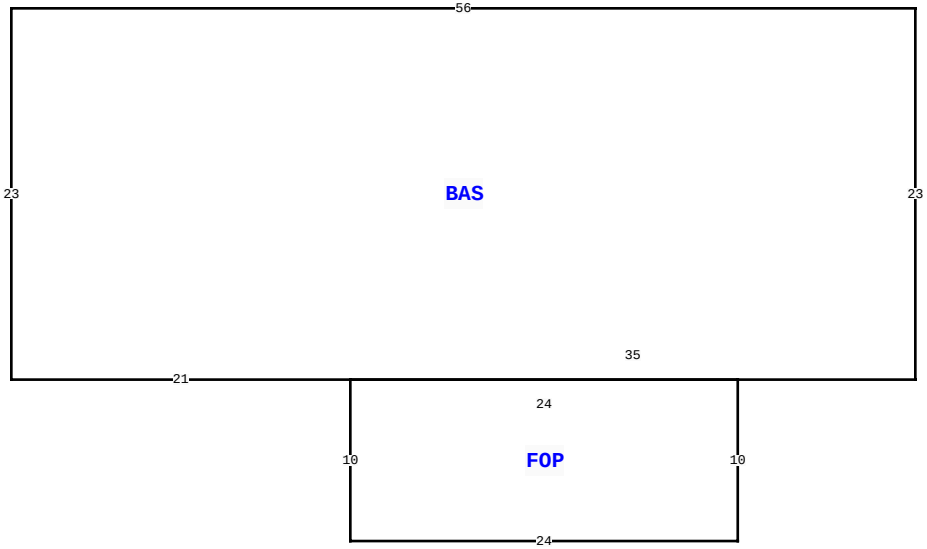
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	23,996
FOP	240	35		84	1,565
TOTALS	1,528			1,372	25,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,372	103.5000	62.10	85,201	1974	1988	10	0	0	60.00	30.00

1 MOBILE HME 100% - 2023 Heated Area: 1288 HX Base Yr 2023



246 SE MARGARET DR, LAKE CITY

BLD DATE		LGL DATE	
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	100	0	0	1.00	UT	400.00	400.00	50	1993	1993	3	50	200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
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: 2	Tax Dist:	
BUILDING MARKET VALUE		25,560
TOTAL MARKET OB/XF VALUE		7,250
TOTAL LAND VALUE - MARKET		8,385
TOTAL MARKET VALUE		41,195
SOH/AGL Deduction		3,766
ASSESSED VALUE		37,429
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,429
TOTAL JUST VALUE		41,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		41,195

XFOB:1:1: PEAC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/43	4/13/2026	WD	Q	I	01	50,000
GRANTOR: PITTMAN BRIAN						
GRANTEE: GUY SHELLE MAURINE						
1481/1228	12/19/2022	WD	U	I	11	100
GRANTOR: TIMMONS CHARLES						
GRANTEE: PITTMAN BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S23 E21 FOP= S10 E24 N10 W24$ E35 N23$.

LAND DESCRIPTION

TOTAL OB/XF 7,250

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		RSF/MH	140.00	120.00	16,770.00	SF		1.00	1.00	1.00	0.50	0.50	8,385							

REVIEW DATE 09/10/2026 BY TP Total Acres: 0.38 Total Land Value: 8,385 Market: 0 Agricultural: 0 Common: 8,385 PRINTED 11/17/2026 BY SYS