COMM INTERS OF S LINE OF SE1/4 O
US-41, NW ALONG R/W 1191.57 FT F
FT, NW 100 FT, E 505.96 FT TO W

GEORGE BERNARD
183 NW BASCOM NORRIS DR
LAKE CITY, FL 32055

2027

34-2S-16-01841-008

BUILDING CHARACTERISTICS

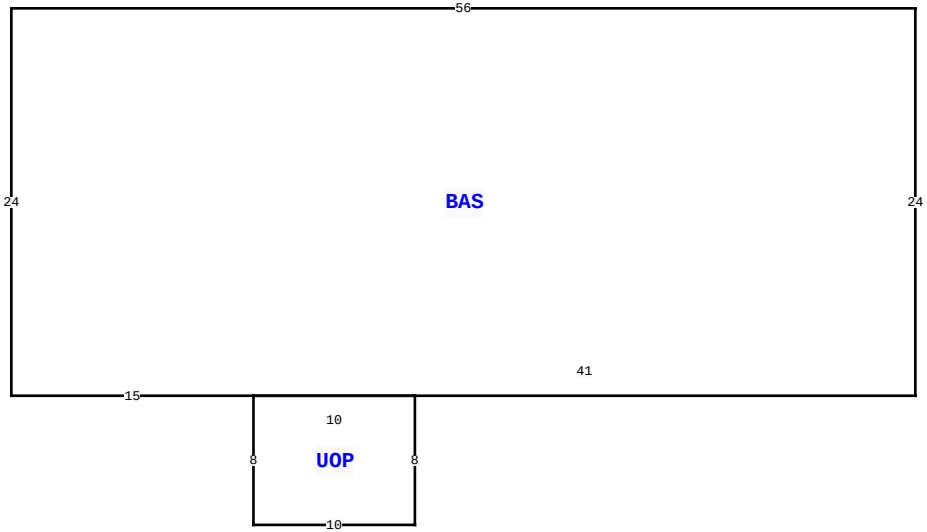
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	34216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	26,590
UOP	80	25		20	396
TOTALS	1,424			1,364	26,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,364	82.4250	49.46	67,463	1978	1978	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1344 HX Base Yr



6992 NW US HIGHWAY 41 , 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,985
TOTAL MARKET OB/XF VALUE	9,700
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	48,685
SOH/AGL Deduction	0
ASSESSED VALUE	48,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,685
TOTAL JUST VALUE	48,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,685

SALE:1:1: 1 AC $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/426	8/16/2022	QC	U	I	11	100
GRANTOR: GEORGE ELVIRA						
GRANTEE: GEORGE BERNARD						
0786/2293	12/02/1993	WD	Q	V	02	0
GRANTOR: CHARLIE PARNELL						
GRANTEE: ELVIRA GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E15 UOP= S8 E10 N8 W10$ E41 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,700

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 02/15/2023 BY KS Total Acres: 1.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS