

COMM SE COR OF SE1/4 OF SW1/4,
 RUN W 329.88 FT FOR POB, CONT
 W 329.87 FT, NE 574.61 FT, SE

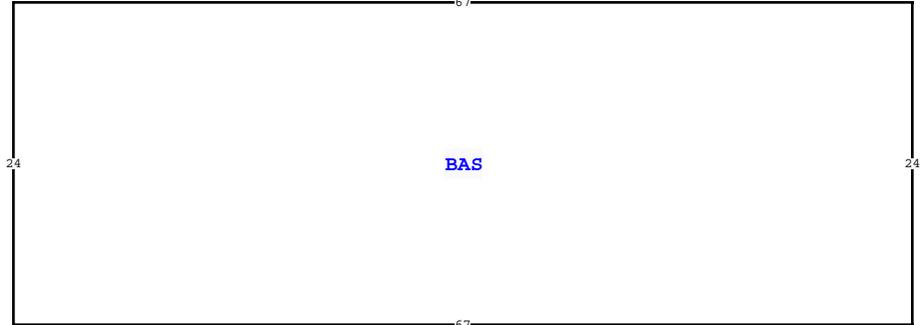
FOLLANSBEE CHRIS/FOLLANSBEE BRENDA
 496 SW KESSLER GLN
 LAKE CITY, FL 32024

2026

34-4S-16-03273-006


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	

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%	- 1995									
				Heated Area: 1608				HX Base Yr 1995				



Quality	02	02
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,608	100
TOTALS	1,608	39,229

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100		1,608	39,229

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		39,229			
TOTAL MARKET OB/XF VALUE		15,000			
TOTAL LAND VALUE - MARKET		61,512			
TOTAL MARKET VALUE		115,741			
SOH/AGL Deduction		53,938			
ASSESSED VALUE		61,803			
TOTAL EXEMPTION VALUE		HX HB 36,803			
BASE TAXABLE VALUE		25,000			
TOTAL JUST VALUE		115,741			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		108,750			
SALE: 3:1: 4.66 AC WITH MH					
SALE: 2:1: REPO					
BLDG: 2:1: MONT MH					
XFOB: 1:1: OAKW MH ID#HFNC6514CK314009 ORB 788-098					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0788/0098	3/16/1994	WD	Q	I		30,500
GRANTOR: HARRY DICKS						
GRANTEE: CHRIS & BRENDA FOLL						
0788/0096	9/28/1993	WD	Q	I	02	0
GRANTOR: MICHAEL L WALKER						
GRANTEE: HARRY DICKS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	10	10	12	1.00	UT	0.00	100	1994
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2015
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2019
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2019

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/22/2026	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W67 S24 E67 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												15,000				
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	0102	C	SFR/MH	100		A-1	0.00	0.00	4.66	AC		1.00	1.00	1.10	12,000.00	13,200.00	61,512											